

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbotsford Mews and
Wigan Road, Ormskirk, L39

228772400

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbotsford Mews and Wigan Road, Ormskirk, L39

Get instant cash flow of **£9,765.50** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£14,140** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Abbotsford Mews and
Wigan Road, Ormskirk,
L39

228772400



Property Key Features

Portfolio of 4 x Seven-Bed HMO

10 Bathrooms

Well-Equipped Fitted Kitchens

Spacious Living Spaces

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £9,765.50

Market Rent: £14,140

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,495,000.00 and borrowing of £1,121,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,495,000.00

25% Deposit	£373,750.00
SDLT Charge	£168,000
Legal Fees	£1,000.00
Total Investment	£542,750.00

Projected Investment Return



The monthly rent of this property is currently set at £9,765.50 per calendar month but the potential market rent is



£14,140



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£9,765.50	£14,140
Mortgage Payments on £1,121,250.00 @ 5%	£4,671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£976.55	£1,414.00
Total Monthly Costs	£5,663.43	£6,100.88
Monthly Net Income	£4,102.08	£8,039.13
Annual Net Income	£49,224.90	£96,469.50
Net Return	9.07%	17.77%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£68,189.50**
Adjusted To

Net Return **12.56%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£74,044.50**
Adjusted To

Net Return **13.64%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £1,650,000.

 £1,650,000	5 bedroom detached house for sale Walton Green, Walton-Le-Dale, Preston NO LONGER ADVERTISED Marketed from 3 Jun 2025 to 24 Dec 2025 (203 days) by Athertons, Property & Land + Add to report
 £1,600,000	6 bedroom detached house for sale East Springs, Aughton, L39 CURRENTLY ADVERTISED SOLD STC Marketed from 7 Jul 2025 by TAUk, Covering Nationwide + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £15,000 based on the analysis carried out by our letting team at **Let Property Management**.



£15,000 pcm

4 bedroom detached house

+ Add to report

Kirklake Road, Formby, Liverpool, Merseyside, L37

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2024 to 27 Jul 2024 (22 days) by Savills Lettings, Cheshire



£14,300 pcm

4 bedroom detached house

+ Add to report

Brows Lane, Formby, L37 3HY

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Feb 2026 to 26 Jun 2026 (129 days) by Entwistle Green, Maghull

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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