

LET PROPERTY PACK

INVESTMENT INFORMATION

Egerton, Skelmersdale,
WN8

227147971

 www.letproperty.co.uk





Property Description

Our latest listing is in Egerton, Skelmersdale, WN8

Get instant cash flow of **£600** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Egerton, Skelmersdale,
WN8

227147971



Property Key Features

5 Bedroom

1 Bathroom

Spacious rooms

Close proximity to valuable amenities

Factor Fees: £0.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £925

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



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



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£600	£925
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£92.50
Total Monthly Costs	£506.25	£538.75
Monthly Net Income	£93.75	£386.25
Annual Net Income	£1,125.00	£4,635.00
Net Return	2.64%	10.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,785.00**
Adjusted To

Net Return **6.53%**

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


Annual Net Income **£2,565.00**
Adjusted To

Net Return **6.01%**

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 £137,200.



5 bedroom terraced house for sale

Eskbank, Skelmersdale, WN8 6EF

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Sep 2023 to 8 May 2024 (225 days) by Neil Robinson, Skelmersdale

£137,200

[+ Add to report](#)



5 bedroom terraced house for sale

Egerton, Skelmersdale, WN8 6Ab

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Oct 2024 to 2 Dec 2025 (425 days) by Neil Robinson, Skelmersdale

£124,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

4 bedroom semi-detached house

Ormskirk Road, Skelmersdale, Lancashire, WN8

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jan 2026 to 3 Apr 2026 (66 days) by Your Move, Skelmersdale

+ Add to report



£975 pcm

3 bedroom detached house

Earhart Close, Skelmersdale, WN8

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Oct 2023 to 2 Nov 2023 (18 days) by The Online Letting Agents Ltd, Bury St Edmunds

+ Add to report

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**



Current term of tenancy: **8 years +**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.



Egerton, Skelmersdale, WN8

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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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