

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbotsford Mews,
Ormskirk, L39

227256502

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbotsford Mews, Ormskirk, L39

Get instant cash flow of **£3,606** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£3,712** which would provide the investor a Gross Yield of **10.3%** 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...



3A Abbotsford Mews,
Ormskirk, L39

227256502



Property Key Features

7 Bedroom - HMO

3 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,606

Market Rent: £3,712

Lounge



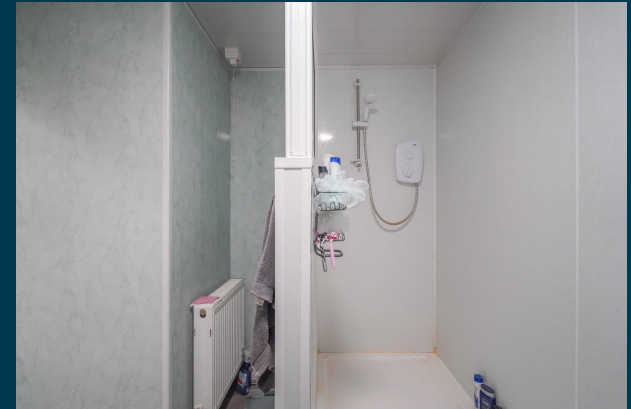
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £431,000.00 and borrowing of £323,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 431,000.00

25% Deposit	£107,750.00
SDLT Charge	£33,100
Legal Fees	£1,000.00
Total Investment	£141,850.00

Projected Investment Return



The monthly rent of this property is currently set at £3,606 per calendar month but the potential market rent is

£ 3,712



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



Returns Based on Rental Income	£3,606	£3,712
Mortgage Payments on £323,250.00 @ 5%	£1,346.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£360.60	£371.20
Total Monthly Costs	£1,722.48	£1,733.08
Monthly Net Income	£1,883.53	£1,978.93
Annual Net Income	£22,602.30	£23,747.10
Net Return	15.93%	16.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,323.10**
Adjusted To

Net Return **11.51%**

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

Annual Net Income **£17,282.10**
Adjusted To

Net Return **12.18%**

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 £400,000.



£400,000

9 bedroom terraced house for sale

Hardacre Street, Ormskirk, L39

CURRENTLY ADVERTISED

Marketed from 10 Mar 2026 by Churcher Estates, Ormskirk



£385,000

6 bedroom detached house for sale

St. Helens Road, Ormskirk, L39

NO LONGER ADVERTISED

Marketed from 27 Oct 2025 to 23 Apr 2026 (177 days) by Arnold & Phillips, Ormskirk



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

5 bedroom detached house

Granville Road, Birkdale

CURRENTLY ADVERTISED

Marketed from 3 Apr 2026 by Arnold & Phillips, Ormskirk



£3,995 pcm

5 bedroom detached house

2 Stokesby Gardens, Lostock. Bolton. BL6 4QS

NO LONGER ADVERTISED






Marketed from 21 Apr 2026 to 21 Apr 2026 by Prime Lettings & Management, Bolton



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 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.



 www.letproperty.co.uk

Abbotsford Mews, Ormskirk, L39

227256502

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.



LETPROPERTY