

LET PROPERTY PACK

INVESTMENT INFORMATION

Southport Road, Ormskirk,
L39

210546227

 www.letproperty.co.uk





Property Description

Our latest listing is in Southport Road, Ormskirk, L39

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **3.7%** 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...



Southport Road,
Ormskirk, L39

210546227



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £820

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £265,000.00 and borrowing of £198,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 265,000.00

25% Deposit	£66,250.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£75,950.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£820
Mortgage Payments on £198,750.00 @ 5%	£828.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£82.00
Total Monthly Costs	£925.13
Monthly Net Income	-£105.13
Annual Net Income	-£1,261.50
Net Return	-1.66%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,901.50**

Net Return **-3.82%**

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

Annual Net Income Adjusted To **-£5,236.50**

Net Return **-6.89%**

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 £350,000.



£350,000

3 bedroom detached house for sale

[+ Add to report](#)

Southport Road, Ormskirk

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jun 2021 to 7 Mar 2022 (270 days) by Arnold & Phillips, Ormskirk



£219,995

3 bedroom end of terrace house for sale

[+ Add to report](#)

Halsall Lane, Ormskirk

NO LONGER ADVERTISED

Marketed from 14 Sep 2022 to 10 Dec 2022 (87 days) by Arnold & Phillips, Ormskirk

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom semi-detached house

Halsall Lane, Ormskirk, L39 3AT

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 16 Sep 2024 (12 days) by Ian Anthony Estates, Ormskirk

+ Add to report



£1,050 pcm

3 bedroom end of terrace house

The Avenue, Halsall Lane, Ormskirk

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2024 to 22 Apr 2024 (25 days) by NSW Properties Ltd, Ormskirk

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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