

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Port Road, Carlisle, CA2

214610264

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Port Road, Carlisle, CA2

Get instant cash flow of **£630** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £150 pm**

**Ground Rent: £150 pa**

**Lease Length: 126 years**

**Current Rent: £630**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00



# Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 700

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	£630	£700
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£12.50	
Letting Fees	£63.00	£70.00
<b>Total Monthly Costs</b>	<b>£537.38</b>	<b>£544.38</b>
<b>Monthly Net Income</b>	<b>£92.63</b>	<b>£155.63</b>
<b>Annual Net Income</b>	<b>£1,111.50</b>	<b>£1,867.50</b>
<b>Net Return</b>	<b>3.77%</b>	<b>6.33%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£467.50**  
Adjusted To

Net Return                      **1.58%**

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


Annual Net Income      **£592.50**  
Adjusted To

Net Return                      **2.01%**

# 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 £100,000.00.



[View details](#)

**£100,000**



[View floor plan](#)

**2 bedroom terraced house for sale** [+ Add to report](#)

Lime Street, Carlisle, Cumbria, CA2

**CURRENTLY ADVERTISED**

Marketed from 11 Feb 2025 by YOUR MOVE - Property @ Cumbria, Carlisle


2 Bedrooms | Reception Room | Sitting Room | Kitchen | Bathroom

Sold price history: [View](#)

15/08/2016	£77,500
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EPC: [View](#)

(Approx.) Sqft: **807 sq ft** Price (£) per sqft: **£123.87**



**£100,000**

**2 bedroom terraced house for sale** [+ Add to report](#)

Trinity Buildings, Carlisle, CA2

**CURRENTLY ADVERTISED**


Marketed from 31 Jan 2025 by Kate Robson Estate Agent, Cumbria

Great Starter Home or Buy to Let Investor | Lounge, Dining Kitchen | Utility & Ground Floor WC | ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.




**2 bedroom terraced house** + Add to report

Turnstone Drive, Carlisle


**NO LONGER ADVERTISED** **UNDER OFFER**

Marketed from 30 Jul 2024 to 16 Aug 2024 (17 days) by Letting Centre Carlisle, Carlisle


Modern 2 Bed Link House | Popular Residential Development | Close to Western Bypass & Infirmary |...

 Sold price history: [View](#)

27/06/2022	£125,000
12/09/2014	£122,000
20/11/2009	£117,950

 EPC: [View](#)

(Approx.) Sqft: **700 sq ft** Price (£) per sqft: **£1.00**



**2 bedroom semi-detached house** + Add to report

Wansfell Avenue, Carlisle, CA2

**NO LONGER ADVERTISED** **LET AGREED**






Marketed from 23 Feb 2024 to 15 Mar 2024 (20 days) by Belvoir, Carlisle

Double glazing | Washing machine | Dishwasher | Fridge Freezer

# 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



**LETPROPERTY**