

LET PROPERTY PACK

INVESTMENT INFORMATION

Hodgsons Court, Scotch
Street, Carlisle, CA3 8PL

198438573

 www.letproperty.co.uk





Property Description

Our latest listing is in Hodgsons Court, Scotch Street, Carlisle, CA3 8PL

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With a potential rental rate that would ensure a promising return and a location that is accessible to various amenities, this property will prove to be a fantastic addition to an investors portfolio.

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



Hodgsons Court, Scotch
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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £100.00

Market Rent: £650

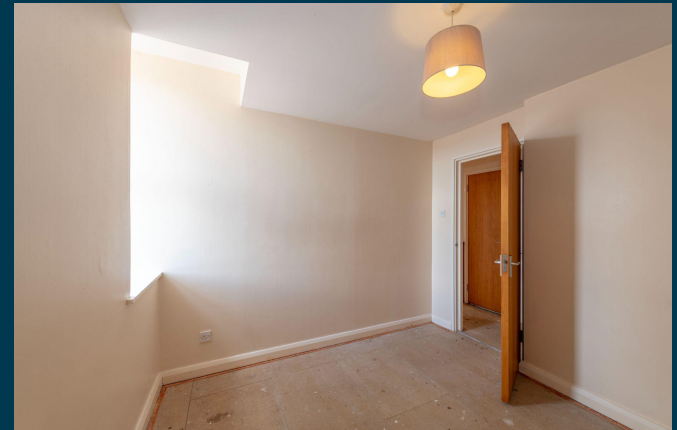
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

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	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£0.00
Letting Fees	£65.00
Total Monthly Costs	£476.88
Monthly Net Income	£173.13
Annual Net Income	£2,077.50
Net Return	6.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£777.50**
Adjusted To

Net Return **2.55%**

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

Annual Net Income **£652.50**
Adjusted To

Net Return **2.14%**

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 £110,000.



£110,000

 Floorplan

2 bedroom apartment for sale

Scotch Street, Carlisle, CA3

+ Add to report

NO LONGER ADVERTISED

A two bedroom duplex apartment situated in a prime city centre location above The Lanes Shopping ...

Marketed from 30 Jul 2021 to 27 Jun 2022 (332 days) by Cumbrian Properties, Carlisle



£105,000

 Floorplan

2 bedroom flat for sale

Hodgsons Court, Scotch Street, Carlisle, Cumbria, CA3

+ Add to report

NO LONGER ADVERTISED

2 Bedrooms | Lounge | Dining kitchen | City Centre location | Ideal First Time Buy or Buy To Let

Marketed from 30 Jul 2020 to 17 Sep 2021 (414 days) by Your Move Sales, Carlisle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom penthouse

Bank Street, Carlisle

+ Add to report

NO LONGER ADVERTISED LET AGREED

A superb modern, two bedroomed, furnished apartment in a prominent location right in the heart of...

Marketed from 7 Mar 2024 to 7 Mar 2024 by Hayward Tod Associates, Carlisle



£675 pcm

2 bedroom apartment

Watermans Walk, Carleton Grange, Carlisle

+ Add to report

NO LONGER ADVERTISED




Sorry, No Pets Allowed | Carlisle | Furnished Property | Econ 7 | 2 Bedrooms | 1 Reception | 2 Ba...

SOLD PRICE HISTORY

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.



www.letproperty.co.uk

Hodgsons Court, Scotch Street, Carlisle,
CA3 8PL

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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