

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Market Place / High Street,  
Carlisle ML8

202461869

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





## Property Description

Our latest listing is in Market Place / High Street, Carlisle ML8

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures 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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Street, Carlisle ML8

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## Property Key Features

**Commercial Unit + Residential  
Flat**

**3 Bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Good Condition**

**Factor Fees: £0.00**

**Current Rent: VACANT**

**Market Rent: £900**

# Main Floor - Commercial



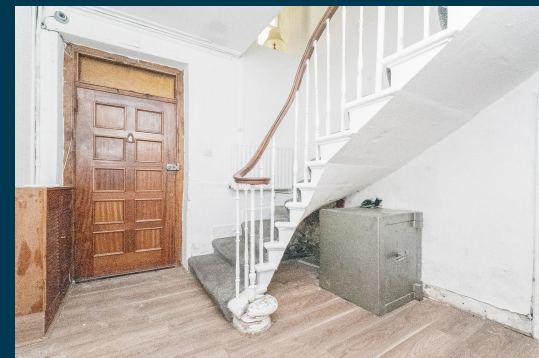
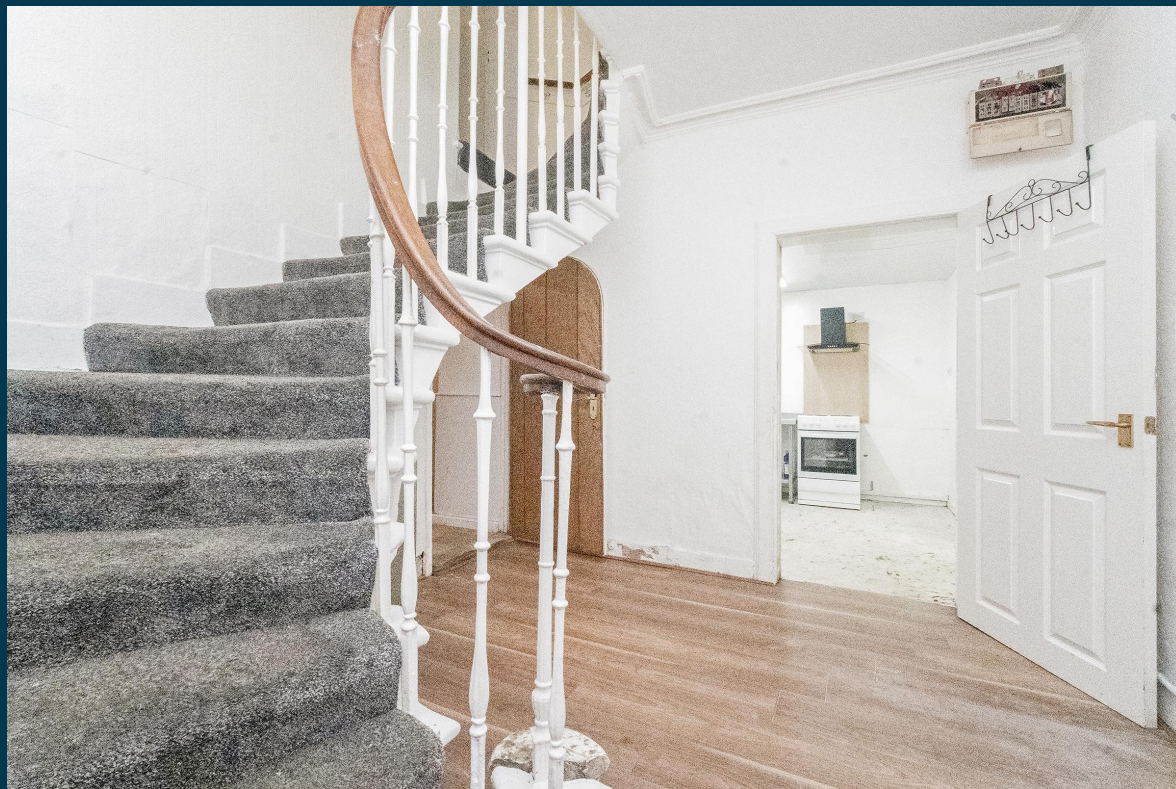
# Kitchen - Commercial



# Storage Space - Commercial



# Hall - Commercial



# Kitchen - Flat





# Bedrooms - Flat



# Bathroom - Flat



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£33,200.00</b>

# Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 900

<b>Returns Based on Rental Income</b>	<b>£900</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£464.38</b>
<b>Monthly Net Income</b>	<b>£435.63</b>
<b>Annual Net Income</b>	<b>£5,227.50</b>
<b>Net Return</b>	<b>15.75%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,427.50**  
Adjusted To

Net Return                      **10.32%**

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

Annual Net Income      **£3,502.50**  
Adjusted To

Net Return                      **10.55%**

# 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 £112,500.



£113,000



Floorplan

## 2 bedroom flat for sale

11 St Andrews Court, Carluke, ML8 5SX

+ Add to report

NO LONGER ADVERTISED

Central Location | Entrance Hallway | Living Room | Kitchen | Two Double Bedrooms | Shower Room |...

### SOLD PRICE HISTORY

11 Feb 2021	£112,500
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Marketed from 14 Oct 2020 to 8 Apr 2021 (175 days) by Morison & Smith, Lanark



£105,000



Floorplan

12 Holm Street, Carluke, ML8 5BS

+ Add to report

NO LONGER ADVERTISED

Exquisitely renovated spacious two-bed upper villa flat, situated within the ever-popular locatio...

### SOLD PRICE HISTORY

13 Apr 2022	£110,750
3 May 2021	£92,000
10 Aug 2005	£77,507

Marketed from 17 Dec 2021 to 21 Jun 2022 (186 days) by McEwan Fraser Legal, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

## 3 bedroom flat

Melbourne Court, Giffnock, Glasgow, G46

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Property Reference Number: 2012000

Marketed from 29 Mar 2024 by OpenRent, London



£1,350 pcm

## 3 bedroom flat

Ritz Place, Glasgow, G5

+ Add to report

NO LONGER ADVERTISED

Separate Spacious Lounge | Bathroom With Electric Shower | Double Glazed | Modern fully equipped...





Marketed from 4 Apr 2024 to 8 Apr 2024 (3 days) by 1st Lets Glasgow, Glasgow



# 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?**

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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