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LET PROPERTY PACK

INVESTMENT INFORMATION

Port Road, Carlisle, CA2

214610264

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LETPR®PERTY



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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Port Road, Carlisle, CA2

214610264

2 Bedroom Factor Fee 2 Bathroom Ground Re

Property Key Features

Lounge and Kitchen Spacious Rooms

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Factor Fees: £150 PM Ground Rent: £12 PM Lease Length: 105 years Current Rent: £630 Market Rent: £700

Lounge





Kitchen





Bedrooms





Bathroom





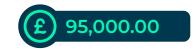
Initial Outlay



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



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

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



| 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 PM | |
| Ground Rent | £12.00 PM | |
| Letting Fees | £63.00 | £70.00 |
| Total Monthly Costs | £537.38 | <mark>£544.38</mark> |
| Monthly Net Income | £92.63 | £155.63 |
| Annual Net Income | £1,111.50 | £1,867.50 |
| Net Return | 3.77 % | <mark>6.33%</mark> |

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.

| | 2 bedroom terraced house for sale | + Add to report |
|---|--|-----------------|
| View details | Lime Street, Carlisle, Cumbria, CA2 | |
| | CURRENTLY ADVERTISED Marketed from 11 Feb 2025 by YOUR MOVE - Property @ Cumbria, Carlisle | |
| £100,000 | 2 Bedrooms Reception Room Sitting Room Kitchen Bathroom | |
| | Sold price history: | View |
| | 15/08/2016 | £77,500 |
| | Q EPC: | View |
| (Approx.) Sqft: 807 sq ft Price (E) per sqft: £123.87 | | |
| | 2 bedroom terraced house for sale | + Add to report |
| | Trinity Buildings, Carlisle, CA2 | |
| | CURRENTLY ADVERTISED | |
| £100,000 | 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 | | | |
| | | | | |
| £700 pcm | odern 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 | | |
| | Ç 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 | | | |
| £700 pcm | Marketed from 23 Feb 2024 to 15 Mar 2024 (20 days) by Belvoir, Carlis | sle | | |
| Eroopen | Double glazing Washing machine Dishwasher Fridge Freezer | | | |

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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy



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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.

