

LET PROPERTY PACK

INVESTMENT INFORMATION

Rydal Street, Carlisle, CA1

214192618

 www.letproperty.co.uk





Property Description

Our latest listing is in Rydal Street, Carlisle, CA1

Get instant cash flow of **£595** per calendar month with a **7.8%** Gross Yield for investors.

With tenants 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...



Rydal Street, Carlisle, CA1

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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Spacious Lounge

Factor Fees: tbc

Ground Rent: £80.82 per month

Lease Length: 106

Current Rent: £595

Lounge



Kitchen



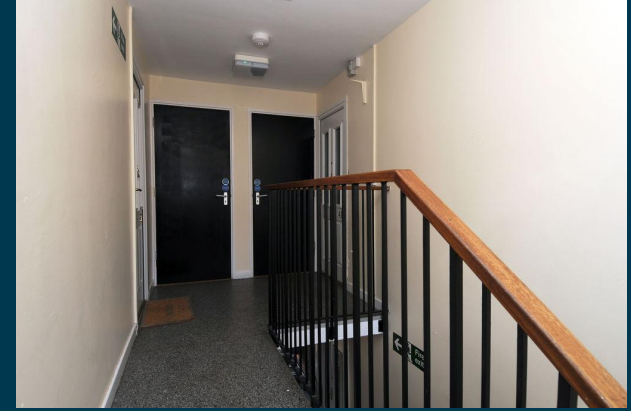
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month.



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	£595
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	£80.82
Letting Fees	£59.50
Total Monthly Costs	£362.00
Monthly Net Income	£233.00
Annual Net Income	£2,796.00
Net Return	9.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,630.00**
Adjusted To

Net Return **-12.69%**

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

Annual Net Income **-£5,010.00**
Adjusted To

Net Return **-17.52%**

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 £99,000.



£99,000

2 bedroom flat for sale

+ Add to report

Hanson Place, Warwick Square, Carlisle, Cumbria, CA1

NO LONGER ADVERTISED

Marketed from 11 Nov 2019 to 23 Oct 2020 (347 days) by YOUR MOVE - Property @ Cumbria, Carlisle



£90,000

2 bedroom flat for sale

+ Add to report

Grosvenor House, Warwick Square, Carlisle, Cumbria, CA1

CURRENTLY ADVERTISED SOLD STC

Marketed from 1 Sep 2023 by YOUR MOVE - Property @ Cumbria, Carlisle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Edward Street, Carlisle, CA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2025 to 10 Feb 2025 (12 days) by YOUR MOVE - Property @ Cumbria, Carlisle

+ Add to report



£625 pcm

2 bedroom flat

4 Grosvenor House, Carlisle

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 26 Mar 2025 by Cumbrian Properties, Carlisle

+ 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: **Yes**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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