

LET PROPERTY PACK

INVESTMENT INFORMATION

London Road, Carlisle, CA1

216330567











Property Description

Our latest listing is in London Road, Carlisle, CAI

Get instant cash flow of £3,420 per calendar month with a 7.2% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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









Multi-Unit Property

Spacious Rooms

Street Parking

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £3,420

London Road, Carlisle, CA1

216330567

Shop









Kitchen









Bedrooms









Bathroom





Exterior









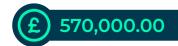
Initial Outlay





Figures based on assumed purchase price of £570,000.00 and borrowing of £427,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£142,500.00**

SDLT Charge £47,000

Legal Fees £1,000.00

Total Investment £190,500.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £3,420 per calendar month.

Returns Based on Rental Income	£3,420
Mortgage Payments on £427,500.00 @ 5%	£1,781.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£342.00
Total Monthly Costs	£2,138.25
Monthly Net Income	£1,281.75
Annual Net Income	£15,381.00
Net Return	8.07%

Return Stress Test Analysis Report





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

Annual Net Income

£8,541.00

Adjusted To

Net Return

4.48%

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

Annual Net Income

£6,831.00

Adjusted To

Net Return

3.59%

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 £90,000.



1 bedroom flat for sale

+ Add to report

Garden Street, Carlisle, Cumbria, CA1

NO LONGER ADVERTISED

Marketed from 10 Nov 2020 to 22 Mar 2021 (131 days) by YOUR MOVE - Property (a) Cumbria, Carlisle



£85,000

2 bedroom flat for sale

+ Add to report

Thomson Street, Carlisle, CA1

CURRENTLY ADVERTISED

Marketed from 19 Dec 2023 by Northwood, Carlisle

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: 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



London Road, Carlisle, CA1



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.