

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Currock Road, Carlisle, CA2 4AS

221553894











## **Property Description**

Our latest listing is in Currock Road, Carlisle, CA2 4AS

Get instant cash flow of £1,650 per calendar month with a 8.25% 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...











7 Bedrooms

1 Bathroom

НМО

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £1,650

221553894

# Lounge





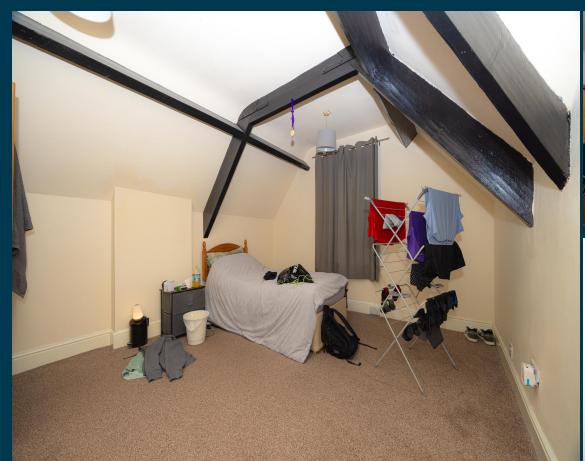
# Kitchen





# **Bedrooms**



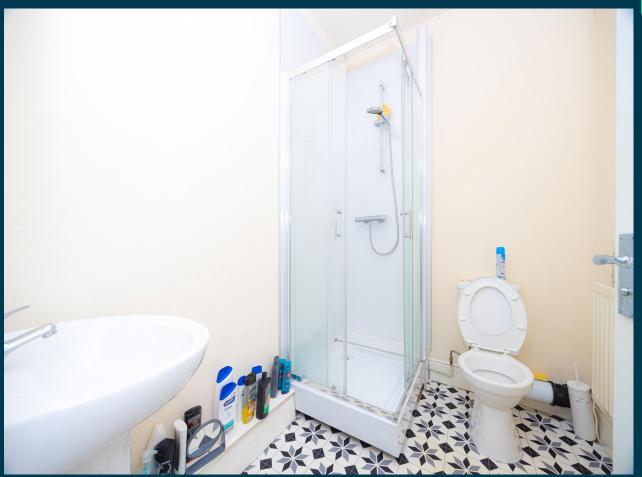






# **Bathroom**





# **Exterior**







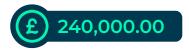
## **Initial Outlay**





Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£60,000.00** 

Stamp Duty ADS @ 8% **£19,200.00** 

LBTT Charge £1,900

Legal Fees £1,000.00

Total Investment £82,100.00

## **Projected Investment Return**



# The monthly rent of this property is currently set at £1,650 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	£1,650
Mortgage Payments on £180,000.00 @ 5%	£750.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£165.00
Total Monthly Costs	£930.00
Monthly Net Income	£720.00
Annual Net Income	£8,640.00
Net Return	10.52%

## Return Stress Test Analysis Report





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

Annual Net Income

£5,340.00

Adjusted To

**Net Return** 

6.50%

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

Annual Net Income

£5,040.00

Adjusted To

Net Return

6.14%

#### **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: **Moved in** within the last 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** 

Currock Road, Carlisle, CA2 4AS



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.