

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Street, Maryport, CA15

228765582

 www.letproperty.co.uk





Property Description

Our latest listing is in Mill Street, Maryport, CA15

Get instant cash flow of **£450** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Mill Street, Maryport, CA15

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Property Key Features

4 bedrooms

2 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£450	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£85.00
Total Monthly Costs	£60.00	£100.00
Monthly Net Income	£390.00	£750.00
Annual Net Income	£4,680.00	£9,000.00
Net Return	4.42%	8.49%

Our industry leading letting agency **Let Property Management** 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	£7,300
Adjusted To	
Net Return	6.89%

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 £135,000.



4 bedroom terraced house for sale

[+ Add to report](#)

Lawson Street, Maryport

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2023 to 25 Mar 2024 (132 days) by First Choice Move, Lillyhall

£135,000



4 bedroom terraced house for sale

[+ Add to report](#)

Catherine Street, Maryport, CA15

CURRENTLY ADVERTISED

Marketed from 1 Oct 2026 by Bettermove, Nationwide

£115,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom semi-detached house

[+ Add to report](#)

Kelsick Park, Seaton, Workington, CA14 1PY

NO LONGER ADVERTISED

Marketed from 23 Aug 2023 to 30 Aug 2023 (7 days) by Hunters, Carlisle

£900 pcm



4 bedroom semi-detached house

[+ Add to report](#)

Greysouthen, Cockermouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 4 Mar 2026 (35 days) by Grisdales Estate Agents, Cockermouth

£880 pcm

Current Tenant Profile



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: **9 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.



www.letproperty.co.uk

Mill Street, Maryport, CA15

PROPERTY ID: 228765582

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.



LETPROPERTY