

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Vasey Crescent, Carlisle,  
CA1

226725662

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Vasey Crescent, Carlisle, CA1

Get instant cash flow of **£425** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.5%** 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...**



Vasey Crescent, Carlisle,  
CA1

226725662



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £425**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 95,000.00

SDLT Charge	£4,750
Legal Fees	£1,000
Total Investment	£100,750

# Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£425	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£42.50	£75.00
<b>Total Monthly Costs</b>	<b>£57.50</b>	<b>£90.00</b>
<b>Monthly Net Income</b>	<b>£367.50</b>	<b>£660.00</b>
<b>Annual Net Income</b>	<b>£4,410.00</b>	<b>£7,920.00</b>
<b>Net Return</b>	<b>4.38%</b>	<b>7.86%</b>

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      **£6,420**  
Adjusted To

Net Return                      **6.37%**

# 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 £105,000.

 <b>£105,000</b>	<b>2 bedroom semi-detached house for sale</b> Vasey Crescent, Carlisle, Cumbria, CA1 <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b> Marketed from 23 Aug 2022 to 25 Jan 2023 (154 days) by Your Move - Cumbria, Carlisle
 <b>£100,000</b>	<b>2 bedroom semi-detached house for sale</b> Vasey Crescent, Carlisle <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b> Marketed from 30 Jan 2023 to 10 Jun 2023 (130 days) by Homeseach Direct, Carlisle

# 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**.



£700 pcm

2 bedroom semi-detached house

+ Add to

Scotby Gardens, Carlisle, CA1

NO LONGER ADVERTISED

Marketed from 18 Mar 2026 to 20 Mar 2026 (2 days) by Your Move - Cumbria, Carlisle



£680 pcm

2 bedroom semi-detached house

+ Add to repo

Hasell Street, Carlisle

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 Dec 2025 to 13 Mar 2026 (92 days) by Letting Centre Carlisle, Carlisle

# 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: **10 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](http://www.letproperty.co.uk)

Vasey Crescent, Carlisle, CA1

PROPERTY ID: 226725662

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**