

LET PROPERTY PACK

INVESTMENT INFORMATION

Jane Street, Maryport, CA15

227642200

 www.letproperty.co.uk





Property Description

Our latest listing is in Jane Street, Maryport, CA15

Get instant cash flow of **£550** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£637** which would provide the investor a Gross Yield of **9.0%** 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...



Jane Street, Maryport,
CA15

227642200



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £637

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £85,000.

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge £4,250

Legal Fees £1,000

Total Investment £90,250

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 £550 per calendar month but the potential market rent is

£ 637

Returns Based on Rental Income	£550	£637
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£63.70
Total Monthly Costs	£70.00	£78.70
Monthly Net Income	£480.00	£558.30
Annual Net Income	£5,760.00	£6,699.60
Net Return	6.38%	7.42%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£5,426**

Net Return **6.01%**

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 £110,000.



2 bedroom end of terrace house for sale

[+ Add to report](#)

Ellenborough Old Road, Maryport

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Sep 2025 to 4 Dec 2025 (83 days) by Grisdales Estate Agents, Cockermouth

£110,000



2 bedroom end of terrace house for sale

[+ Add to report](#)

Boyd Street, Maryport, CA15 7NN

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Apr 2026 to 20 Jul 2026 (98 days) by eXp UK, North West

£90,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

[+ Add to report](#)

Boyd Street, Maryport

NO LONGER ADVERTISED

Marketed from 11 Jul 2026 to 22 Jul 2026 (11 days) by Grisdales Estate Agents, Cockermouth

£695 pcm



2 bedroom terraced house

[+ Add to report](#)

George Terrace, Maryport, Cumbria, CA15

CURRENTLY ADVERTISED

Marketed from 21 Jul 2026 by Your Move - Cumbria, Whitehaven

£650 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: **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.



Jane Street, Maryport, CA15

PROPERTY ID: 227642200

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