

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Denton St, Carlisle, CA2

228498130

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





## Property Description

Our latest listing is in Denton St, Carlisle, CA2

Get instant cash flow of **£540** per calendar month with a **2.8%** Gross Yield for investors.

This property has a potential to rent for **£1,840** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Denton St, Carlisle, CA2

228498130



## Property Key Features

1 Bedroom

3 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £540 PM

Market Rent: £1,840 PM

# Primary Business Areas



# Primary Business Areas



# Lounge



# Kitchen



# Bathroom



# Bedroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £230,000 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 230,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £57,500.00 |
| SDLT Charge      | £13,600    |
| Legal Fees       | £1,000.00  |
| Total Investment | £72,100.00 |

# 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 £540 per calendar month but the potential market rent is

£ 1,840

| Returns Based on Rental Income        | £540       | £1,840     |
|---------------------------------------|------------|------------|
| Mortgage Payments on £172,500.00 @ 5% | £718.75    |            |
| Est. Building Cover (Insurance)       | £15.00     |            |
| Approx. Factor Fees                   | £0.00      |            |
| Ground Rent                           | FREEHOLD   |            |
| Letting Fees                          | £54.00     | £184.00    |
| Total Monthly Costs                   | £787.75    | £917.75    |
| Monthly Net Income                    | -£247.75   | £922.25    |
| Annual Net Income                     | -£2,973.00 | £11,067.00 |
| Net Return                            | -4.12%     | 15.35%     |

# Return Stress Test Analysis Report



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

Annual Net Income      **£7,387.00**  
Adjusted To

Net Return      **10.25%**

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

Annual Net Income      **£7,617.00**  
Adjusted To

Net Return      **10.56%**

# 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 £260,000.



£260,000

## 3 bedroom terraced house for sale

+ Add to report

Dalston Road, Carlisle, CA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 to 3 Oct 2025 (190 days) by Cumbrian Properties, Carlisle



£250,000

## 4 bedroom detached house for sale

+ Add to report

Dalston Road, Carlisle, CA2 5PJ

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 21 Oct 2025 (3 days) by eXp UK, North West

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,350 based on the analysis carried out by our letting team at **Let Property Management**.



£2,350 pcm

## 5 bedroom town house

8 Portland Square, Carlisle, CA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 2 Jan 2026 (155 days) by Fine & Country, Cumbria & Scotland

+ Add to repo



£1,600 pcm

## 3 bedroom terraced house

Broad Street, City Centre, Carlisle, CA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2026 to 2 Mar 2026 (17 days) by Northwood, Carlisle

+ Add to rep

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



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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**