

LET PROPERTY PACK

INVESTMENT INFORMATION

Pearson Street,
Workington, CA14

226604238

 www.letproperty.co.uk





Property Description

Our latest listing is in Pearson Street, Workington, CA14

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Pearson Street,
Workington, CA14

226604238



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 865 Years

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

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 £600 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£600	£750
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£396.88	£411.88
Monthly Net Income	£203.13	£338.13
Annual Net Income	£2,437.50	£4,057.50
Net Return	7.64%	12.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,557.50**
Adjusted To

Net Return **8.02%**

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

Annual Net Income **£2,512.50**
Adjusted To

Net Return **7.88%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

+ Add to report

Vulcans Lane, Workington, CA14 2NW

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Oct 2025 to 21 Feb 2026 (124 days) by Mark Buchanan Property Group, Powered by eXp UK, Workington



£125,000

2 bedroom terraced house for sale

+ Add to report

Gray Street, Workington, CA14 2NH

NO LONGER ADVERTISED

Marketed from 12 Feb 2026 to 13 Mar 2026 (29 days) by Mark Buchanan Property Group, Powered by eXp UK, Workington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom semi-detached house

+ Add to report

Chaucer Road, Workington, CA14

CURRENTLY ADVERTISED

Marketed from 6 May 2026 by Lillingtons Estate Agents, Whitehaven



£795 pcm

2 bedroom house

+ Add to report

Cavendish Street, Workington

CURRENTLY ADVERTISED LET AGREED

Marketed from 2 Apr 2026 by Hunters, 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**

 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.



Pearson Street, Workington, CA14

226604238



www.letproperty.co.uk

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