

LET PROPERTY PACK

INVESTMENT INFORMATION

Devonshire Street,
Workington, CA14

227944556

 www.letproperty.co.uk





Property Description

Our latest listing is in Devonshire Street, Workington, CA14

Get instant cash flow of **£650** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: £1.80 pm

Lease Length: 855 years

Current Rent: £650

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit £29,000.00

SDLT Charge £5,800

Legal Fees £1,000.00

Total Investment £35,800.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£900
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.80	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£444.30	£469.30
Monthly Net Income	£205.70	£430.70
Annual Net Income	£2,468.40	£5,168.40
Net Return	6.89%	14.44%

Return Stress Test Analysis Report



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

Annual Net Income **£3,368.40**
Adjusted To

Net Return **9.41%**

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

Annual Net Income **£3,450.00**
Adjusted To

Net Return **9.64%**

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 £120,000.

	3 bedroom terraced house for sale Queen Street, Workington, CA14 2PX NO LONGER ADVERTISED SOLD STC Marketed from 12 Apr 2024 to 19 Dec 2024 (250 days) by Mark Buchanan Property Group, Powered by eXp UK, Workington	+ Add to report
	3 bedroom terraced house for sale St. Michaels Road, Workington NO LONGER ADVERTISED SOLD STC Marketed from 6 Feb 2024 to 26 Jul 2024 (170 days) by Grisdales Estate Agents, Cockermouth	+ Add to

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

3 bedroom terraced house

Roseberry Street, Workington, Cumbria, CA14

NO LONGER ADVERTISED

Marketed from 30 Jul 2026 to 3 Aug 2026 (4 days) by Your Move - Cumbria, Whitehaven

+ Ad



£795 pcm

3 bedroom terraced house

John St, Workington, CA14

NO LONGER ADVERTISED

Marketed from 23 Jun 2026 to 7 Jul 2026 (14 days) by OpenRent, London

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.



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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.



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