

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hillhead Avenue, Carlisle,  
ML8 4EL

224458914

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





## Property Description

Our latest listing is in Hillhead Avenue, Carlisle, ML8 4EL

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£775** which would provide the investor a Gross Yield of **15.5%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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ML8 4EL

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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £5

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £775

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£20,800.00</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 775

Returns Based on Rental Income	£450	£775
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£5.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£77.50
<b>Total Monthly Costs</b>	<b>£252.50</b>	<b>£285.00</b>
<b>Monthly Net Income</b>	<b>£197.50</b>	<b>£490.00</b>
<b>Annual Net Income</b>	<b>£2,370.00</b>	<b>£5,880.00</b>
<b>Net Return</b>	<b>11.39%</b>	<b>28.27%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,330.00**  
Adjusted To

Net Return                      **20.82%**

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

Annual Net Income      **£4,980.00**  
Adjusted To

Net Return                      **23.94%**

# 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 £65,000.



£65,000

## 2 bedroom apartment for sale

+ Add to report

Stewart Street, Carluke, Lanarkshire

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 21 Oct 2025 (6 days) by Springbok Properties, Nationwide



£64,995

## 2 bedroom flat for sale

+ Add to report

Whitehill Crescent, Carluke, ML8

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jan 2025 to 15 Apr 2025 (97 days) by Remax Clydesdale, Carluke

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom flat

Hamilton Street, Carluke, Lanarkshire, ML8

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Apr 2025 to 15 May 2025 (40 days) by YOUR MOVE First Lettings, Lanark

+ Add to report



£650 pcm

## 2 bedroom flat

Moorside Street, Carluke, South Lanarkshire, ML8

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2026 to 23 Jan 2026 (8 days) by Pacitti Jones, Glasgow

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, 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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PROPERTY ID: 224458914

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**