

LET PROPERTY PACK

INVESTMENT INFORMATION

New Street, Silloth, Wigton,
CA7

227790631

 www.letproperty.co.uk





Property Description

Our latest listing is in New Street, Silloth, Wigton, CA7

Get instant cash flow of **£550** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£737** which would provide the investor a Gross Yield of **8.8%** 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...



New Street, Silloth,
Wigton, CA7

227790631



Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £737

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

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 £550 per calendar month but the potential market rent is

£ 737

Returns Based on Rental Income	£550	£737
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£73.70
Total Monthly Costs	£382.50	£401.20
Monthly Net Income	£0.00	£335.80
Annual Net Income	£0.00	£4,029.60
Net Return	0.00%	13.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,555.60**
Adjusted To

Net Return **8.24%**

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

Annual Net Income **£2,529.60**
Adjusted To

Net Return **8.16%**

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

New Street, Silloth, Wigton, Cumbria, CA7

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jul 2022 to 24 Oct 2022 (101 days) by Your Move - Cumbria, Wigton

+ Add to repo



£125,000

2 bedroom terraced house for sale

New street, Silloth, CA7

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2023 to 11 Apr 2024 (177 days) by Purplebricks, covering Cumbria

+ Add to i

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £737 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom semi-detached house

+ Add to report

Woolner Brook, Wigton, Cumbria, CA7

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2025 to 7 Jul 2025 (11 days) by Your Move - Cumbria, Wigton



£750 pcm

2 bedroom terraced house

+ Add to report

West Street, Aspatria, Wigton, Cumbria, CA7

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2026 to 24 Apr 2026 (14 days) by Your Move - Cumbria, Wigton

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.



www.letproperty.co.uk

New Street, Silloth, Wigton, CA7

227790631

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