

# LET PROPERTY PACK

## INVESTMENT INFORMATION

27 Fisher Street,  
Workington, CA14

226590680

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





## Property Description

Our latest listing is in 27 Fisher Street, Workington, CA14

Get instant cash flow of **£425.00** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£550.00** which would provide the investor a Gross Yield of **12.0%** 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...



27 Fisher Street,  
Workington, CA14

226590680



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £0.00 PM**

**Lease Length: 984 Years**

**Current Rent: £425.00 PM**

**Market Rent: £550.00 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge **£2,750**

Legal Fees **£1,000**

Total Investment **£58,750**

# Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 550



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



Returns Based on Rental Income	£425.00	£550.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£42.50	£55.00
<b>Total Monthly Costs</b>	<b>£57.50</b>	<b>£70.00</b>
<b>Monthly Net Income</b>	<b>£367.50</b>	<b>£480.00</b>
<b>Annual Net Income</b>	<b>£4,410.00</b>	<b>£5,760.00</b>
<b>Net Return</b>	<b>7.51%</b>	<b>9.80%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,660**  
Adjusted To

Net Return                      **7.93%**



# 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 £90,000.



£90,000

## 1 bedroom terraced house for sale

+ Add to report

1 Dove Lane, Workington, Cumbria, CA14 4BE

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 14 Oct 2025 (32 days) by Town & Country North West, Liverpool



£88,000

## 1 bedroom maisonette for sale

+ Add to report

Dove Lane, Workington, CA14 4BE

CURRENTLY ADVERTISED

Marketed from 22 May 2026 by eXp UK, North West

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 1 bedroom flat share

+ Add to re

Fisher Street, Workington, CA14

NO LONGER ADVERTISED

Marketed from 8 Dec 2025 to 27 Mar 2026 (109 days) by OpenRent, London



£650 pcm

## 1 bedroom flat

+ Add to re

Wilson Street, Workington, CA14

NO LONGER ADVERTISED

Marketed from 10 Dec 2025 to 15 Dec 2025 (4 days) by PFK, Cockermouth

# 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.



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

27 Fisher Street, Workington, CA14

PROPERTY ID: 12345678

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**