

LET PROPERTY PACK

INVESTMENT INFORMATION

Fisher Street, Workington,
CA14

227575597

 www.letproperty.co.uk





Property Description

Our latest listing is in Fisher Street, Workington, CA14

Get instant cash flow of **£1,760** per calendar month with a **9.2%** Gross Yield for investors.

This Portfolio has a potential to rent for **£2,203** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Fisher Street,
Workington, CA14

227575597



Property Key Features

Portfolio of 4 Flats

4 Bathrooms

Spacious Lounges

Well-Equipped Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,760

Market Rent: £2,203

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£13,600
Legal Fees	£1,000.00
Total Investment	£72,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,760 per calendar month but the potential market rent is

£ 2,203



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



Returns Based on Rental Income	£1,760	£2,203
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£176.00	£220.30
Total Monthly Costs	£909.75	£954.05
Monthly Net Income	£850.25	£1,248.95
Annual Net Income	£10,203.00	£14,987.40
Net Return	14.15%	20.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,581.40**
Adjusted To

Net Return **14.68%**

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

Annual Net Income **£11,537.40**
Adjusted To

Net Return **16.00%**

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 £239,995.



£239,995

5 bedroom semi-detached house for sale

+ Add to report

Brow Top, Workington, CA14

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 May 2025 to 23 Jul 2025 (64 days) by First Choice Move, Lillyhall



£225,000

5 bedroom end of terrace house for sale

+ Add to report

Vulcans Lane, Workington, CA14

CURRENTLY ADVERTISED

Marketed from 21 Jan 2026 by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

5 bedroom property

Great Salkeld, Penrith, CA11

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2024 to 4 Jun 2024 by Finest, North East

+ Add to report



£2,950 pcm

6 bedroom equestrian facility

Skirsgill Lane, Eamont Bridge, Penrith, Cumbria, CA10

NO LONGER ADVERTISED

Marketed from 12 Jan 2026 to 19 May 2026 (127 days) by Carter Jonas Lettings, Oxford

+ Add to report

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.



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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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