


LET PROPERTY PACK

INVESTMENT INFORMATION

Reiver Court, Carlisle, CA3

226006214

 www.letproperty.co.uk





Property Description

Our latest listing is in Reiver Court, Carlisle, CA3

Get instant cash flow of **£725** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£794** which would provide the investor a Gross Yield of **6.6%** 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...



Reiver Court, Carlisle, CA3

226006214



Property Key Features

2 Bedrooms

2 Bathrooms

Ensuite

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £120.00 pm

Ground Rent: £1.00 pm

Lease Length: 976 years

Current Rent: £725

Market Rent: £794

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 145,000.00

SDLT Charge **£7,650**

Legal Fees **£1,000**

Total Investment **£153,650**

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 794

Returns Based on Rental Income	£725	£794
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£1.00	
Letting Fees	£72.50	£79.40
Total Monthly Costs	£208.50	£215.40
Monthly Net Income	£516.50	£578.60
Annual Net Income	£6,198.00	£6,943.20
Net Return	4.03%	4.52%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,355**
Adjusted To

Net Return **3.49%**



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 £265,000.



£265,000

2 bedroom semi-detached bungalow for sale

Orchard Lane, Houghton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Apr 2025 by Homesearch Direct, Carlisle



£250,000

2 bedroom semi-detached bungalow for sale

Moorville Way, Lowry Hill, Carlisle, CA3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 May 2026 by Cumbrian Properties, Carlisle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

Sunningdale Gardens, Carlisle, Cumbria, CA3

NO LONGER ADVERTISED

Marketed from 13 May 2026 to 14 May 2026 (1 days) by Your Move - Cumbria, Carlisle



£795 pcm

2 bedroom semi-detached house

47 Gosling Drive, Kingstown, Carlisle

CURRENTLY ADVERTISED

Marketed from 28 May 2026 by H&H Land & Estates, Carlisle

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: **4 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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Reiver Court, Carlisle, CA3

PROPERTY ID: 226006214

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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