

LET PROPERTY PACK

INVESTMENT INFORMATION

Moor Place, Frizington,
CA26 3PL

217505666

 www.letproperty.co.uk





Property Description

Our latest listing is in Moor Place, Frizington, CA26 3PL

Get instant cash flow of **£465** per calendar month with a **5.07%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.82%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Moor Place, Frizington,
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Property Key Features

3 Bedrooms

2 Bathrooms

Good Condition

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £465

Market Rent: £900

Lounge



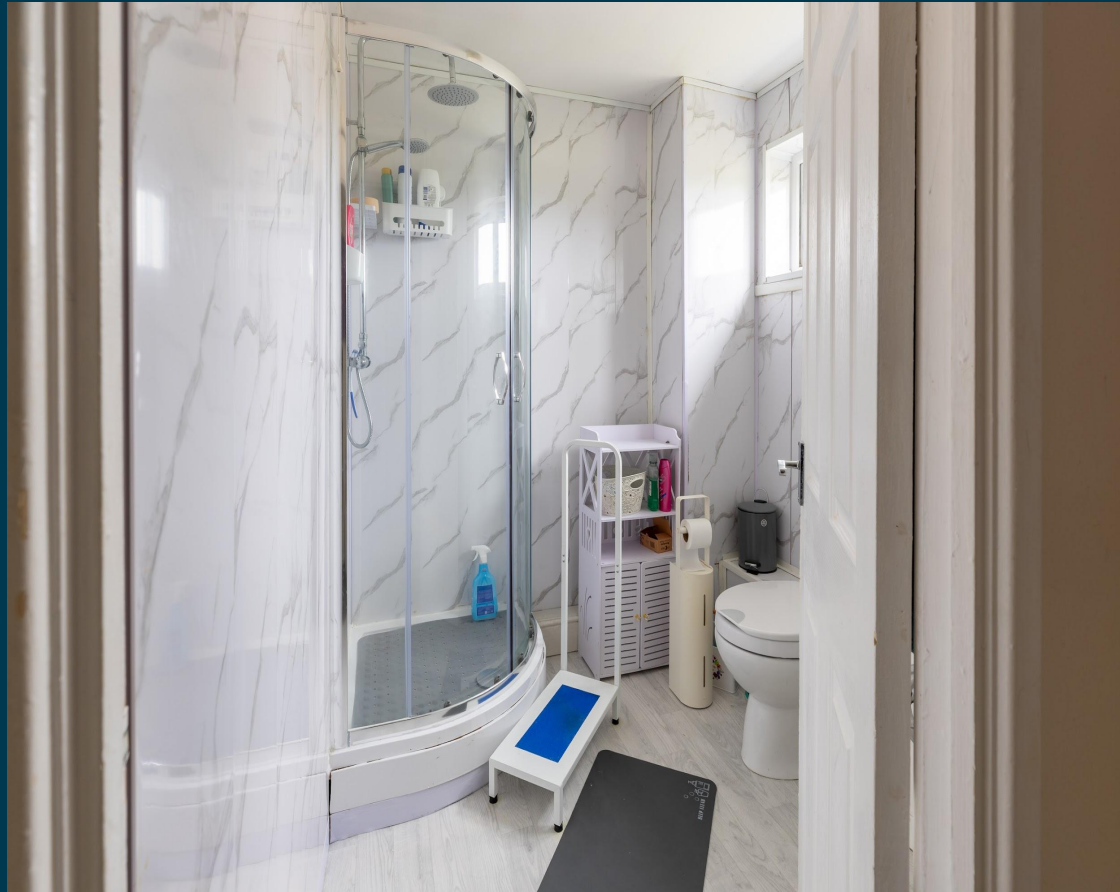
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £465 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£465	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.50	£90.00
Total Monthly Costs	£458.38	£501.88
Monthly Net Income	£6.63	£398.13
Annual Net Income	£79.50	£4,777.50
Net Return	0.20%	12.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,977.50**
Adjusted To

Net Return **7.61%**

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

Annual Net Income **£2,872.50**
Adjusted To

Net Return **7.34%**

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 £135,000.



£135,000

3 bedroom end of terrace house for sale

Criffel Road, Parton

NO LONGER ADVERTISED

Marketed from 30 Jul 2024 to 4 Dec 2024 (127 days) by First Choice Move, Lillyhall

Well presented three bedroom home | Separate utility room | Immaculate and modern décor throughou...

+ Add to report



£130,000

3 bedroom end of terrace house for sale

Bankend View, Bigrigg, CA22

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jul 2025 by First Choice Move, Lillyhall

Located in the quiet village of Bigrigg | Easy access to the towns of Whitehaven and Egremont, id...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom end of terrace house

+ Add to report

Braystones, Beckermest, Cumbria, CA21

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2025 to 29 May 2025 (45 days) by YOUR MOVE - Property @ Cumbria, Whitehaven

EC Rating B | Council Tax Band B | Security Deposit £1140 | Furnished | Ideal for Contractors | A...



£975 pcm

3 bedroom end of terrace house

+ Add to report

Hope Drive, Whitehaven

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 29 Aug 2024 (30 days) by Grisdales Estate Agents, Whitehaven

PLEASE APPLY ON OUR WEBSITE | Hope Drive, Kells Whitehaven | Unfurnished / Available NOW | Manage...

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.



www.letproperty.co.uk

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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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