

LET PROPERTY PACK

INVESTMENT INFORMATION

Harringdale Road, High
Harrington, Workington,
CA14

225323842

 www.letproperty.co.uk





Property Description

Our latest listing is in Harringdale Road, High Harrington, Workington, CA14

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.3%** 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..



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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £25.00 PM

Lease Length: 47 Years

Market Rent: £800 PM

Lounge



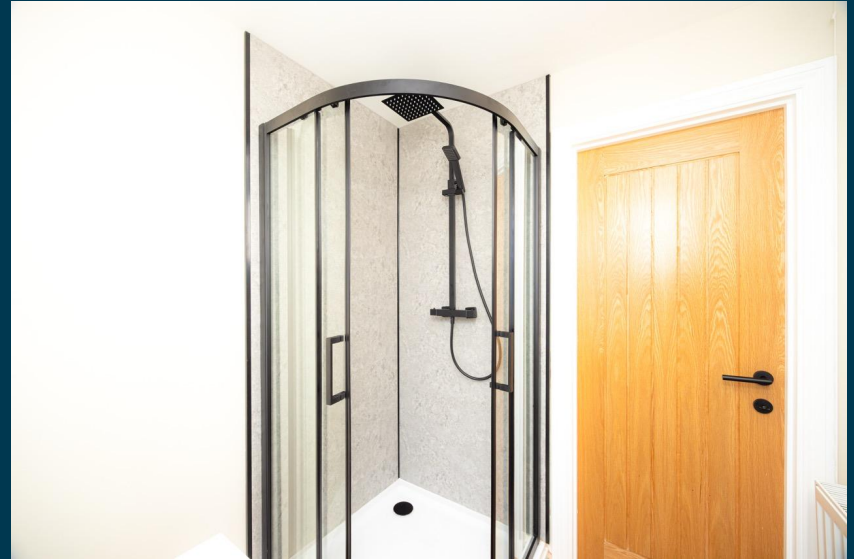
Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge	£5,750
Legal Fees	£1,000
Total Investment	£121,750

Projected Investment Return



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



Returns Based on Rental Income	£800
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£25.00
Letting Fees	£80.00
Total Monthly Costs	£120.00
Monthly Net Income	£680.00
Annual Net Income	£8,160.00
Net Return	6.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,560**
Adjusted To

Net Return **5.39%**



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 £160,000.



2 bedroom semi-detached house for sale

+ Add to report

Main Road, High Harrington, CA14

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 May 2025 to 17 Sep 2025 (115 days) by First Choice Move, Lillyhall



2 bedroom terraced house for sale

+ Add to report

Main Road, High Harrington, Workington, Cumbria, CA14

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jul 2025 to 30 Sep 2025 (68 days) by Your Move - Cumbria, Whitehaven

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom bungalow

+ Add to re

Main Road, High Harrington, Workington, Cumbria, CA14

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 to 26 Aug 2025 (52 days) by Your Move - Cumbria, Whitehaven



£700 pcm

2 bedroom flat

+ Add to r

Harringdale Road, High Harrington, Workington, Cumbria, CA14

CURRENTLY ADVERTISED






LET AGREED

Marketed from 8 May 2026 by Your Move - Cumbria, Whitehaven

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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
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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Workington, CA14

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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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