

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Pharmacy Court, Yard
43, 41 Highgate, Kendal,
LA9

227450115

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Pharmacy Court, Yard 43, 41 Highgate, Kendal, LA9

Get instant cash flow of **£675** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** 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...



Old Pharmacy Court, Yard
43, 41 Highgate, Kendal,
LA9

227450115



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £77.77 PM

Ground Rent: £12.50 PM

Lease Length: 985 years

Current Rent: £675

Market Rent: £1,000

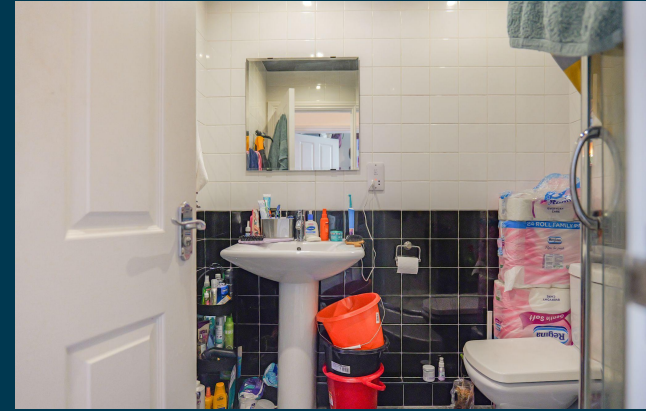
Lounge



Kitchen



Bathroom



A vibrant, cluttered bedroom with a large orange headboard, a green bedspread, and a yellow blanket. The room is decorated with various items, including a large pink abstract painting, a shelf with colorful storage boxes, and a window with blue curtains. A large orange pendant light hangs from the ceiling.



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £120,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

Projected Investment Return



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



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£675	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£77.77	
Ground Rent	£12.50	
Letting Fees	£67.50	£100.00
Total Monthly Costs	£172.77	£205.27
Monthly Net Income	£502.23	£794.73
Annual Net Income	£6,026.76	£9,536.76
Net Return	4.75%	7.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,537**
Adjusted To

Net Return **5.93%**

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 £145,000.



£145,000

1 bedroom flat for sale

Aynam Court, Kendal, LA9 7EL

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Dec 2025 to 17 Apr 2026 (129 days) by Poole Townsend, Kendal

+ Add to report



£145,000

1 bedroom flat for sale

Stramongate, Kendal

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Dec 2025 to 13 Apr 2026 (124 days) by Hunters, Kendal

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,280 based on the analysis carried out by our letting team at **Let Property Management**.



£1,280 pcm

1 bedroom flat

Calgarth Park, Windermere, LA23

CURRENTLY ADVERTISED

Marketed from 10 Aug 2026 by OpenRent, London

+ Add to report



£1,250 pcm

1 bedroom apartment

Ambleside Road, Troutbeck Bridge

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 1 Mar 2024 (29 days) by Hackney & Leigh, Kendal

+ 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**



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.



Old Pharmacy Court, Yard 43, 41 Highgate,
Kendal, LA9

PROPERTY ID: 227450115

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