LET PROPERTY PACK

INVESTMENT INFORMATION

Coronation Hall, Main Street, Distington, Workington, CA14

229399763

www.letproperty.co.uk





Property Description

Our latest listing is in Coronation Hall, Main Street, Distington, Workington, CA14

Get instant cash flow of **£1,845** per calendar month with a **9.6%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

- A Portfolio of Flats
- 2 Bathrooms
- Spacious Rooms
- Fully equipped modern Kitchen
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £1,845

Lounge







Kitchen

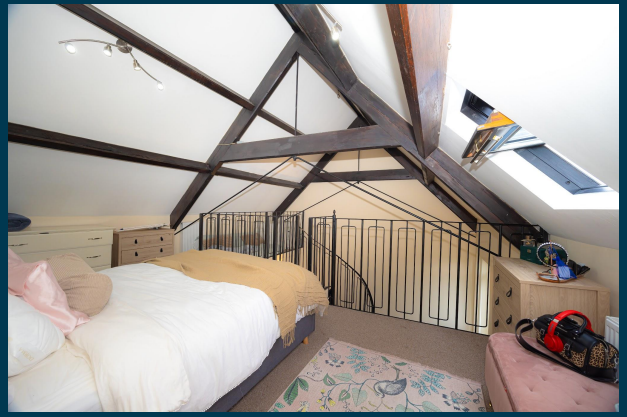






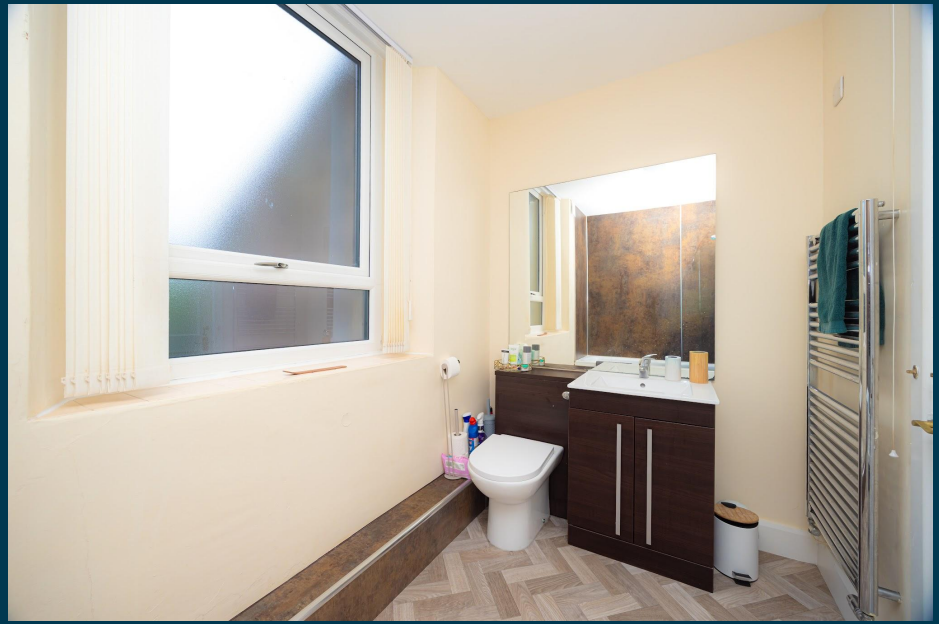
Bedrooms

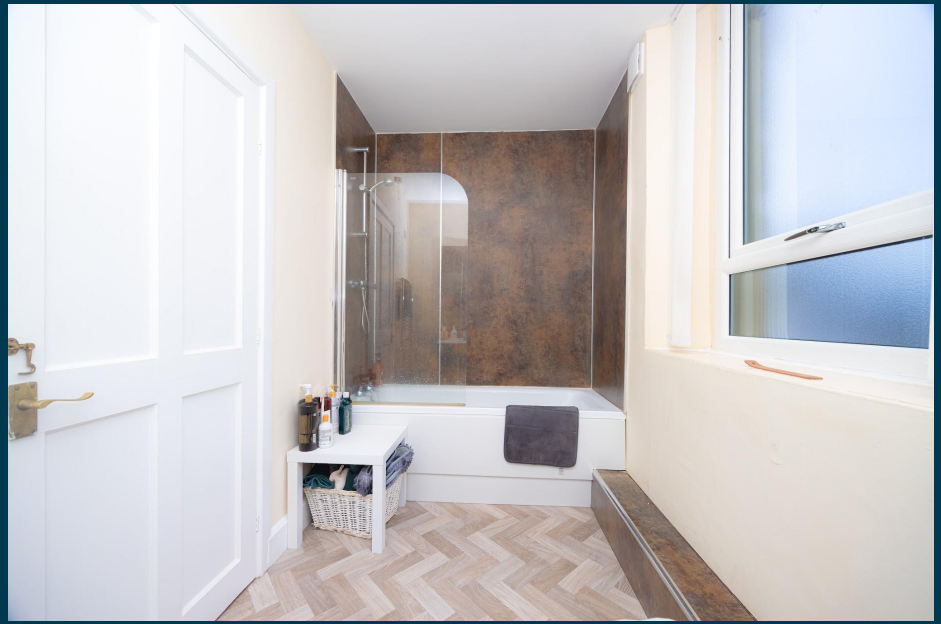






Bathroom





Exterior







Initial Outlay



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 £1,845 per calendar month but the potential market rent is £ 1,845

Returns Based on Rental Income	£1,845
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£184.50
Total Monthly Costs	£918.25
Monthly Net Income	£926.75
Annual Net Income	£11,121.00
Net Return	15.42%

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 Adjusted To	**£7,431.00**
Net Return	**10.31%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£7,671.00**
Net Return	**10.64%**

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 £140,000.



2 bedroom apartment for sale

+ Add t

Roseneath, Low Moresby, Whitehaven, Cumbria

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Nov 2019 to 9 Dec 2020 (404 days) by Lillingtons Estate Agents, Whitehaven

£140,000



2 bedroom apartment for sale

+ Add to

Low Moresby, Whitehaven, Cumbria

NO LONGER ADVERTISED

Marketed from 3 Nov 2021 to 16 Jun 2022 (225 days) by Lillingtons Estate Agents, Whitehaven

£125,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £3,250 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom country house

+ Add to repo

Wettenhall, Nantwich, CW5 6

NO LONGER ADVERTISED

Marketed from 26 Oct 2026 to 26 Oct 2026 by Cheshire Prime Property, Covering Cheshire and North Wales

£3,250 pcm



8 bedroom house

Queen Street,, Whitehaven, Cumbria, CA28

CURRENTLY ADVERTISED

Marketed from 14 Aug 2026 by Metropolitan Group, Birmingham

£2,500 pcm

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 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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