

Cleator Moor – 55A High Street, Cumbria CA25 5BQ
Virtual Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Cleator Moor – 55A High Street, Cumbria CA25 5BQ

Virtual Freehold Residential Investment



Investment Consideration:

- Purchase Price: £95,000
- Rental Income: £9,600 p.a.
- ERV: £21,600 p.a. GIY: 22.74%
- VAT is NOT applicable to this property
- Comprises self-contained 4-bed flat at second and third floor
- Completely refurbished in 2024 to a high standard
- Located in the heart of the town centre with occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 55A - Room 1 (Second/Third Floor)	Double Room with Shared Bathroom	Individual	2 Months from 27 May 2025	£4,800	Note 1: AST Note 2: Deposit held of £400
No. 55A - Room 2 (Second/Third Floor)	Double Room with Shared Bathroom	Individual	12 Months from 19 September 2025	£4,800	Note 1: AST Note 2: Deposit held of £425
No. 55A - Room 3 (Second/Third Floor)	Double Room with Shared Bathroom	Vacant		ERV: £6,000	
No. 55A - Room 4 (Second/Third Floor)	Double Room with Shared Bathroom	Vacant		ERV: £6,000	

			Total	£9,600	
			ERV	£21,600	

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Property Description:

Comprises self-contained 4-bed flat at second and third floor. The property has been newly refurbished to a high standard and provides the following accommodation and dimensions:

Second Floor: 2 bedrooms, kitchen/dining room, bathroom

Third Floor: 2 bedrooms, bathroom

Total GIA: 114 sq m (1,227 sq ft)

Tenancy:

Room 1 is at present let on AST to an Individual for a term of 2 Months from 27th May 2025 at a current rent of £4,800 p.a. Deposit held of £400.

Room 2 is at present let on AST to an Individual for a term of 12 Months from 19th September 2025 at a current rent of £4,800 p.a. Deposit held of £425.

Room 3 is at present vacant. ERV: £6,000

Room 4 is at present vacant. ERV: £6,000

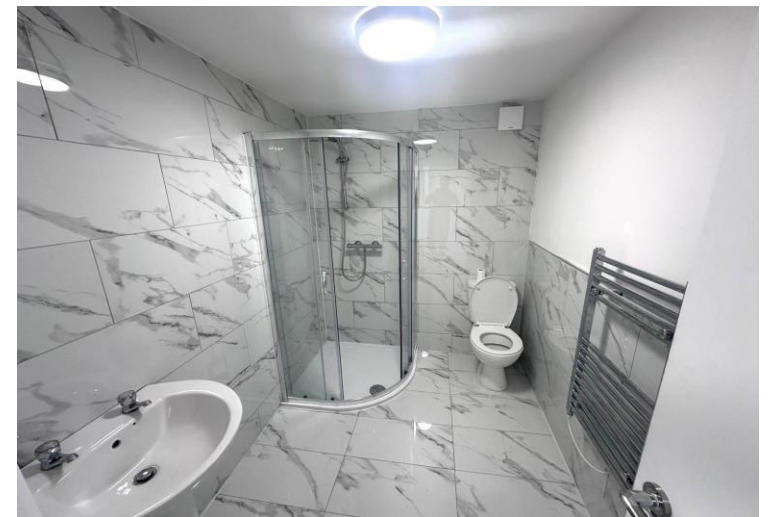
Tenure:

Long Leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



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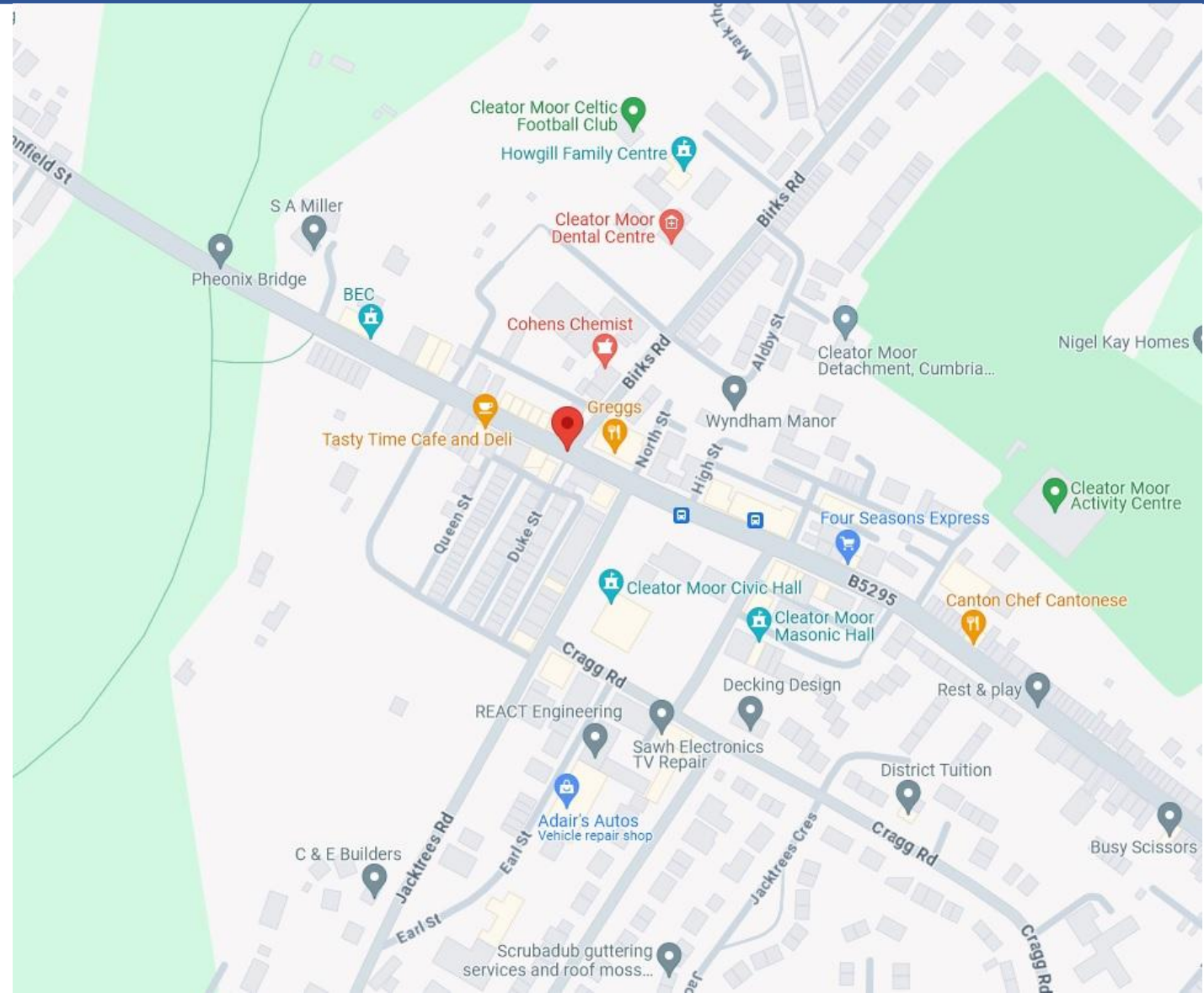
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Location:

Cleator Moor is a town, civil parish and two electoral wards in the English county of Cumbria and within the boundaries of the historic county of Cumberland. The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity. There are bus stops located near to the site, the closest being approximately 98ft from the site. Bus service 30 route is Maryport to Thornhill/Frizington and service SX9 is Asby to Workington. Occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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