

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Harringdale Road,  
Workington, CA14

225323842

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Harringdale Road, Workington, CA14

Get instant cash flow of **£700** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **11.2%** 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...



Harringdale Road,  
Workington, CA14

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fully-Fitted Kitchen**

**Factor Fees: £0.00**

**Ground Rent: £25.00 PM**

**Lease Length: 47 years**

**Current Rent: £700**

**Market Rent: £800**

# Lounge



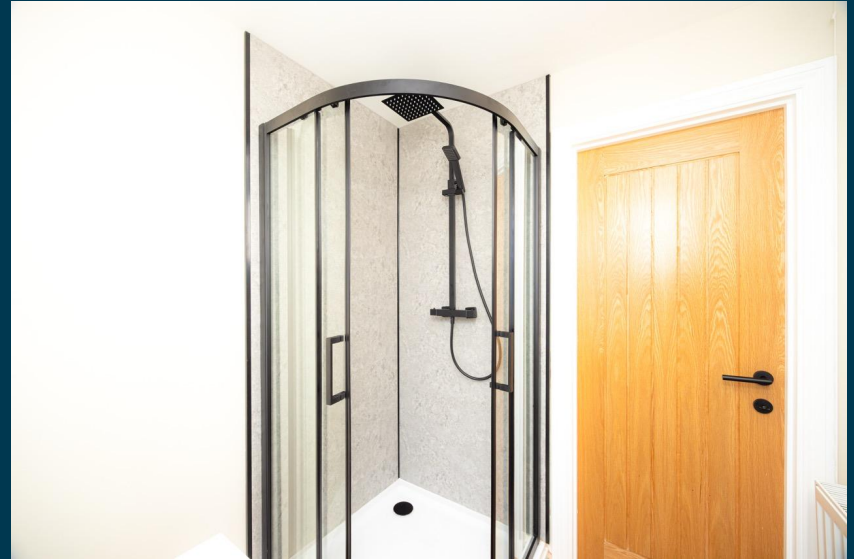
# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 86,000

|                  |         |
|------------------|---------|
| SDLT Charge      | £4,300  |
| Legal Fees       | £1,000  |
| Total Investment | £91,300 |

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 800



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



| Returns Based on Rental Income  | £700             | £800             |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00           |                  |
| Approx. Factor Fees             | £0.00            |                  |
| Ground Rent                     | £25.00           |                  |
| Letting Fees                    | £70.00           | £80.00           |
| <b>Total Monthly Costs</b>      | <b>£110.00</b>   | <b>£120.00</b>   |
| <b>Monthly Net Income</b>       | <b>£590.00</b>   | <b>£680.00</b>   |
| <b>Annual Net Income</b>        | <b>£7,080.00</b> | <b>£8,160.00</b> |
| <b>Net Return</b>               | <b>7.75%</b>     | <b>8.94%</b>     |

# 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                      **7.19%**



# 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 £99,995.



£99,995

## 2 bedroom terraced house for sale

Harringdale Road, High Harrington

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Feb 2025 to 6 May 2025 (94 days) by First Choice Move, Lillyhall

+ Add to report



£95,000

## 2 bedroom end of terrace house for sale

Harringdale Road, High Harrington, Workington, CA14

NO LONGER ADVERTISED

Marketed from 25 Jun 2024 to 30 Sep 2024 (96 days) by GET AN OFFER, Worthing

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom flat

Duke Street, Whitehaven, Cumbria, CA28

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2022 to 4 Jul 2024 (600 days) by Your Move - Cumbria, Whitehaven

+ Add to report



£895 pcm

## 2 bedroom flat

Admiral Close, Workington, CA14

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Dec 2025 to 3 Mar 2026 (70 days) by Lillingtons Estate Agents, Whitehaven

+ 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**

 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.



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PROPERTY ID: 225323842

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**