

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



BLUE ALPINE

PROPERTY CONSULTANTS



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

Virtual Freehold Residential Investment



Investment Consideration:

- Purchase Price: £85,000
- Gross Initial Yield: 15.53%
- Rental Income: £13,200 p.a.
- VAT is NOT applicable to this property
- Comprises self-contained 2-bed flat at first 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. 55B - Room 1 (First Floor)	Double Room with Shared Bathroom	Individual	12 Months from 1 March 2025	£6,000	Note 1: AST Note 2: Deposit held of £500
No. 55B - Room 2 (First Floor)	Double Room with Shared Bathroom	Individual	12 Months from 5 January 2025	£7,200	Note 1: AST Note 2: Deposit held of £600
Total				£13,200	

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Property Description:

Comprises self-contained 2-bed flat at first floor. The property has been newly refurbished to a high standard and provides the following accommodation and dimensions:

First Floor: 64 sq m (688 sq ft)

2 bedrooms, kitchen/dining room, bathroom

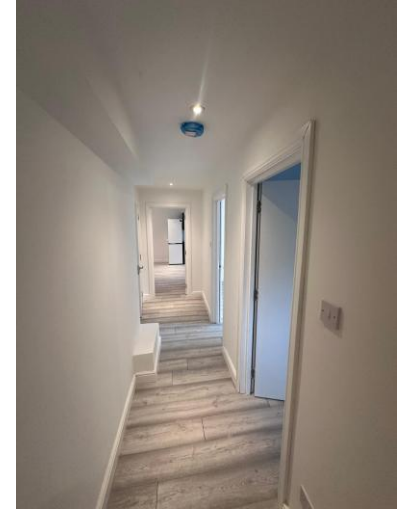
Tenancy:

Room 1 is at present let on AST to an Individual for a term of 12 Months from 1st March 2025 at a current rent of £6,000 p.a. Deposit held of £500.

Room 2 is at present let on AST to an Individual for a term of 12 Months from 5th January 2025 at a current rent of £7,200 p.a. Deposit held of £600.

Tenure:

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



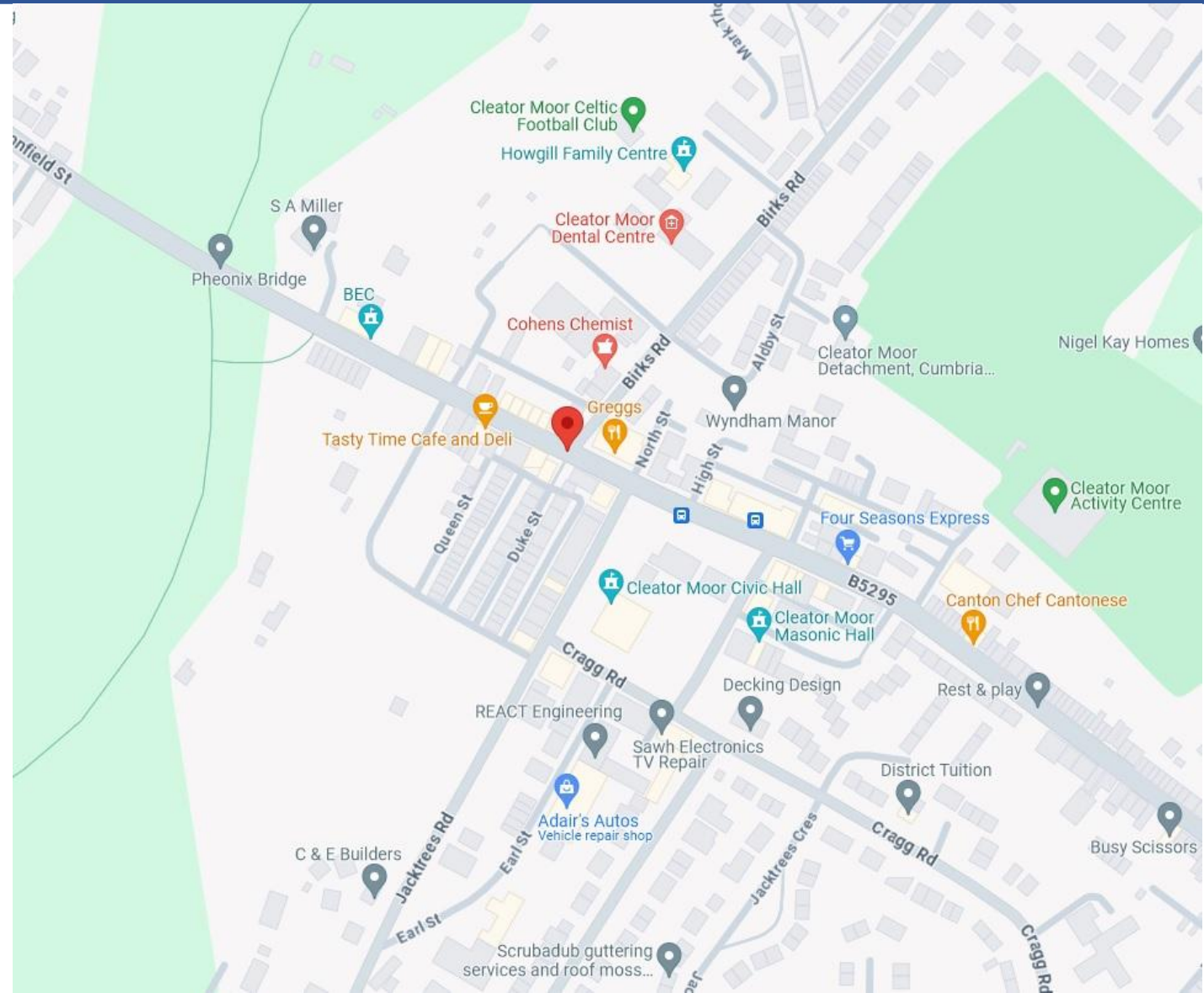
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Location:

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.



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