LET PROPERTY PACK

INVESTMENT INFORMATION

Sand Aire House,
Stramongate, Kendal, LA9

229716992

www.letproperty.co.uk





Property Description

Our latest listing is in Sand Aire House, Stramongate, Kendal, LA9

Get instant cash flow of **£646** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£660** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Sand Aire House,
Stramongate, Kendal, LA9

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Fully equipped modern Kitchen

Factor Fees: £283.33 pm

Ground Rent: £12.50 pm

Lease Length: 975 years

Current Rent: £646

Market Rent: £660

Lounge







Kitchen





Bedrooms







Bathroom





Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge	**£4,500**
Legal Fees	**£1,000**
Total Investment	**£95,500**

Outlay figures based on assumed cash purchase of 90,000.

Projected Investment Return



The monthly rent of this property is currently set at £646 per calendar month but the potential market rent is

£660

Returns Based on Rental Income	£646	£660
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£283.33	
Ground Rent	£12.50	
Letting Fees	£64.60	£66.00
Total Monthly Costs	£375.43	£376.83
Monthly Net Income	£270.57	£283.17
Annual Net Income	£3,246.84	£3,398.04
Net Return	3.40%	3.56%

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	**£2,078**
Net Return	**2.18%**

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 £92,000.



1 bedroom flat for sale

+ Add to report

Flat 2, 20 Tanners Yard, Highgate, Kendal

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Nov 2019 to 24 Apr 2020 (173 days) by Thomson Hayton Winkley Estate Agents, Kendal

£92,000



1 bedroom apartment for sale

Beezon Road, Kendal, Cumbria, LA9

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Jul 2026 by Milne Moser, Kendal

£90,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Finkle Street, Kendal, LA9

NO LONGER ADVERTISED LET AGREED

Marketed from 29 May 2026 to 17 Aug 2026 (80 days) by The PMG, Covering Holmfirth

£795 pcm



1 bedroom maisonette

Greencoats Yard, Blackhall Road, Kendal, LA9 4XA

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Jun 2026 to 2 Oct 2026 (98 days) by Poole Townsend, Barrow-in-Furness

£750 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: **7 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.



www.letproperty.co.uk

Sand Aire House, Stramongate, Kendal, LA9

PROPERTY ID: 229716992

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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