

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fife Street,  
Barrow-In-Furness, LA13  
9BU

211715997

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





## Property Description

Our latest listing is in Fife Street, Barrow-In-Furness, LA13 9BU

Get instant cash flow of **£525** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Dewsbury. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Long Term Tenant Currently  
Situated**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

**Market Rent: £900**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £132,000 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 900



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£525	£900
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£52.50	£90.00
<b>Total Monthly Costs</b>	<b>£480.00</b>	<b>£517.50</b>
<b>Monthly Net Income</b>	<b>£45.00</b>	<b>£382.50</b>
<b>Annual Net Income</b>	<b>£540.00</b>	<b>£4,590.00</b>
<b>Net Return</b>	<b>1.42%</b>	<b>12.09%</b>



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£2,790.00**  
Adjusted To

Net Return                      **7.35%**

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


Annual Net Income      **£2,610.00**  
Adjusted To

Net Return                      **6.88%**

# 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 £160,000.



**3 bedroom terraced house for sale** [+ Add to report](#)

Derby Street, Barrow-in-Furness, Cumbria


**NO LONGER ADVERTISED**

Marketed from 30 May 2024 to 31 Jul 2024 (62 days) by J H Homes, Ulverston

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Well Presented Forecourted Terrace | Popular Location Close To Amenities | Gas CH System & uPVC

£160,000



**3 bedroom terraced house for sale** [+ Add to report](#)

Park Avenue, Barrow-In-Furness

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 9 Aug 2024 to 6 Nov 2024 (88 days) by Corrie and Co Ltd, Barrow In Furness

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Forecourted | Private Rear Yard | Garage To The Rear | Three Bedrooms | Popular Location | Ideal ...


£155,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom terraced house** + Add to report


79 Risedale Road, Barrow-In-Furness

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 22 Aug 2024 to 4 Sep 2024 (13 days) by pc! Lettings, Barrow-in-Furness

£985 pcm

Barrow-in-Furness | Terrace house | Fully furnished property | 3 Bedrooms | 2 Receptions | 2 Bath...



**3 bedroom terraced house** + Add to report

19 Bowness Road, Barrow-In-Furness

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 27 Feb 2024 to 15 Mar 2024 (16 days) by pc! Lettings, Barrow-in-Furness






£945 pcm

Barrow-in-Furness | Terrace house | Fully furnished property | Gas fired central heating | 2 Rece...

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

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.



**LETPROPERTY**