

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Vincent Street,  
Barrow-in-Furness, LA14

220927730

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





## Property Description

Our latest listing is in St. Vincent Street, Barrow-in-Furness, LA14

Get instant cash flow of **£775** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£895** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

**2 bedroom**

**2 bathroom**

**Spacious Room**

**Ensuite**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £775**

**Market Rent: £895**

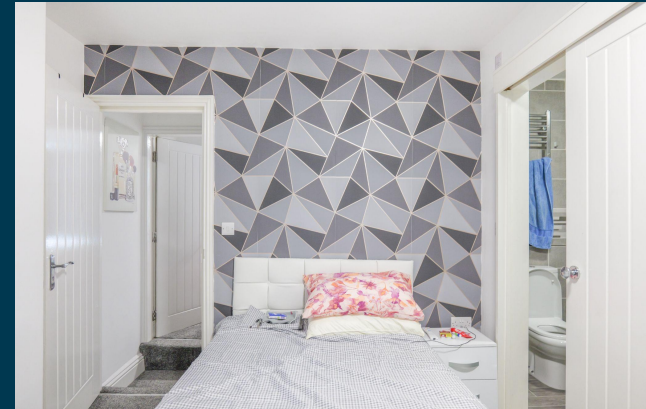
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit **£31,500.00**

SDLT Charge **£6,320**

Legal Fees **£1,000.00**

**Total Investment £38,820.00**

# Projected Investment Return



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



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 895

Returns Based on Rental Income	£775	£895
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£77.50	£89.50
Total Monthly Costs	£486.25	£498.25
Monthly Net Income	£288.75	£396.75
Annual Net Income	£3,465.00	£4,761.00
Net Return	8.93%	12.26%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,971.00**  
Adjusted To

Net Return                      **7.65%**

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

Annual Net Income      **£2,871.00**  
Adjusted To

Net Return                      **7.40%**

# 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 £115,000.



## 2 bedroom house for sale

Parade Street, Barrow In Furness

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 16 Jun 2025 (153 days) by Farrell Heyworth, Barrow & South Cumbria

+ Add to report



## 3 bedroom house for sale

Parade Street, Barrow In Furness

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 27 Jul 2024 to 5 May 2025 (281 days) by Farrell Heyworth, Barrow & South Cumbria

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 2 bedroom terraced house

+ Add to report

27 Hawke Street, Barrow-In-Furness

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2025 to 13 May 2025 (28 days) by pc! Lettings, Barrow-in-Furness



£775 pcm

## 2 bedroom house

+ Add to report

St. Vincent Street, Barrow In Furness

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 22 Aug 2024 (16 days) by Farrell Heyworth, Barrow & South Cumbria

# 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**



Current term of tenancy: **2 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**