

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hogue Street, Walney,  
LA14

227709179

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





## Property Description

Our latest listing is in  
Hogue Street, Walney, LA14

Get instant cash flow of **£692** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£923** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Hogue Street, Walney,  
LA14

227709179



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £692**

**Market Rent: £923**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit £41,250.00

SDLT Charge £9,050

Legal Fees £1,000.00

Total Investment £51,300.00

# 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 £692 per calendar month but the potential market rent is

£ 923

| Returns Based on Rental Income        | £692      | £923      |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £123,750.00 @ 5% | £515.63   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £0.00     |           |
| Ground Rent                           | FREEHOLD  |           |
| Letting Fees                          | £69.20    | £92.30    |
| Total Monthly Costs                   | £599.83   | £622.93   |
| Monthly Net Income                    | £92.18    | £300.08   |
| Annual Net Income                     | £1,106.10 | £3,600.90 |
| Net Return                            | 2.16%     | 7.02%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,754.90**  
Adjusted To

Net Return                      **3.42%**

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

Annual Net Income      **£1,125.90**  
Adjusted To

Net Return                      **2.19%**

# 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 £175,000.



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Amphitrite Street, Walney, Barrow-In-Furness

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2023 to 16 Jul 2024 (291 days) by Corrie and Co Ltd, Barrow In Furness

£175,000



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Strathmore Avenue, Walney, Barrow-In-Furness

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 to 20 Aug 2025 (141 days) by Corrie and Co Ltd, Barrow In Furness

£170,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 3 bedroom semi-detached house

9 Black Butts Lane, Walney Island

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2024 to 20 Aug 2024 (43 days) by pc! Lettings, Barrow-in-Furness

+ Add to report



£900 pcm

## 3 bedroom house

Hastings Street, Walney, Barrow-In-Furness

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2025 to 24 Nov 2025 (25 days) by Farrell Heyworth, Barrow & South Cumbria

+ 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.



Hogue Street, Walney, LA14

227709179

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**