

LET PROPERTY PACK

INVESTMENT INFORMATION

Island Road,
Barrow-in-Furness, LA14

226997865

 www.letproperty.co.uk





Property Description

Our latest listing is in Island Road, Barrow-in-Furness, LA14

Get instant cash flow of **£390** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **14.9%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £266.00 PM

Ground Rent: £0.00

Lease Length: 85 years

Current Rent: £390

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 40,250.

ASSUMED PURCHASE PRICE

£ 40,250

SDLT Charge £2,013

Legal Fees £1,000

Total Investment £43,263

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 £390 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£390	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£266.00	
Ground Rent	£0.00	
Letting Fees	£39.00	£50.00
Total Monthly Costs	£320.00	£331.00
Monthly Net Income	£70.00	£169.00
Annual Net Income	£840.00	£2,028.00
Net Return	1.94%	4.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,028**
Adjusted To

Net Return **2.38%**

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 £69,000.



3 bedroom flat for sale

[+ Add to report](#)

Anchor Road, Barrow-In-Furness

NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 14 Apr 2025 (219 days) by Corrie and Co Ltd, Barrow In Furness

£69,000



3 bedroom flat for sale

[+ Add to report](#)

44 and 45 Ferry Road, Barrow-In-Furness, Cumbria LA14 2QF

NO LONGER ADVERTISED

Marketed from 6 Oct 2025 to 23 Oct 2025 (16 days) by Auction House Cumbria, Carlisle

£50,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom flat

[+ Add to report](#)

Duddon Road, Askam In Furness

NO LONGER ADVERTISED

Marketed from 27 Oct 2023 to 17 Jan 2024 (81 days) by Farrell Heyworth, Barrow & South Cumbria

£600 pcm



3 bedroom flat

[+ Add to report](#)

Neville Court, Ulverston, LA12

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2023 to 14 Mar 2023 (21 days) by Keys Letting Centre, Ulverston

£595 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**



Current term of tenancy: **9 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.



Island Road, Barrow-in-Furness, LA14

PROPERTY ID: 226997865

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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