

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Penrith Place,  
Barrow-in-Furness, LA14

227464085

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





## Property Description

Our latest listing is in Penrith Place, Barrow-in-Furness, LA14

Get instant cash flow of **£470** per calendar month with a **11.3%** Gross Yield for investors.

This property has a potential to rent for **£733** which would provide the investor a Gross Yield of **17.6%** 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...**



Penrith Place,  
Barrow-in-Furness, LA14

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £470**

**Market Rent: £733**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge £2,500

Legal Fees £1,000

Total Investment £53,500

# 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 £470 per calendar month but the potential market rent is

£ 733

| Returns Based on Rental Income  | £470      | £733      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | £0.00     |           |
| Ground Rent                     | FREEHOLD  |           |
| Letting Fees                    | £47.00    | £73.30    |
| Total Monthly Costs             | £62.00    | £88.30    |
| Monthly Net Income              | £408.00   | £644.70   |
| Annual Net Income               | £4,896.00 | £7,736.40 |
| Net Return                      | 9.15%     | 14.46%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,270**  
Adjusted To

Net Return                      **11.72%**

# 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 £75,000.



£75,000

## 2 bedroom terraced house for sale

— Remove

Lord Street, Barrow-in-furness, LA14 1AZ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Apr 2026 by Poole Townsend, Barrow-in-Furness



£75,000

## 2 bedroom terraced house for sale

— Remove

Harrison Street, Barrow-In-Furness

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Apr 2026 by Corrie and Co Ltd, Barrow In Furness

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom terraced house

Marsh Street, Barrow-in-Furness

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2025 to 4 Dec 2025 (35 days) by Ross Estate Agencies, Barrow In Furness

+ Add to report



£750 pcm

## 2 bedroom terraced house

Rawlinson Street, Barrow-in furness LA14 1ED

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jan 2026 to 11 Mar 2026 (51 days) by Accommodation.co.uk, covering National

+ 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**



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.



Penrith Place, Barrow-in-Furness, LA14

PROPERTY ID: 227464085

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**