

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawerby Road, Grimsby,
DN37 7AZ

210732092

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawerby Road, Grimsby, DN37 7AZ

Get instant cash flow of **£400** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£450** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Parking Space Available

Easy Access to Local Amenities

Factor Fees: £12 pm

Ground Rent: TBC

Lease Length: 189 years

Current Rent: £400

Market Rent: £450

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£450
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.00	
Ground Rent	TBC	
Letting Fees	£40.00	£45.00
Total Monthly Costs	£379.50	£384.50
Monthly Net Income	£20.50	£65.50
Annual Net Income	£246.00	£786.00
Net Return	0.79%	2.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£114.00**
Adjusted To

Net Return **-0.37%**

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

Annual Net Income **-£714.00**
Adjusted To

Net Return **-2.30%**

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 £109,950.

 £109,950	2 bedroom flat for sale SELMESTON COURT, GRIMSBY CURRENTLY ADVERTISED Marketed from 21 Jun 2024 by Crofts Estate Agents, Cleethorpes Second floor flat located near to Grimsby town centre Being sold with NO FORWARD CHAIN - (ONLY ... + Add to report
 £105,000	2 bedroom apartment for sale Wellowgate Mews, Grimsby, Lincolnshire, DN32 CURRENTLY ADVERTISED SOLD STC Marketed from 5 Aug 2024 by Jackson Green and Preston, Grimsby VIDEO VIEWING AVAILABLE 2 Bedroom Upper Floor Flat Extended Lease Upon Completion Garage & ... + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

2 bedroom flat

Manor Court, Manor Avenue, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 11 Dec 2024 to 7 Feb 2025 (57 days) by Lovelle Estate Agency, Grimsby

+ Add to report

Available Immediately. Located within the heart of Grimsby, is this superb, two bedroomed, second...



£500 pcm

2 bedroom apartment

Hainton Avenue, Grimsby, Lincolnshire, DN32

CURRENTLY ADVERTISED

Marketed from 3 Feb 2025 by Jackson Green & Preston, Grimsby

+ Add to report

Spacious ground floor flat located in well-established residential area of Grimsby | Unfurnished ...

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**



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.



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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.



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