

LET PROPERTY PACK

INVESTMENT INFORMATION

Fuller Street, Cleethorpes,
DN35

212140380

 www.letproperty.co.uk





Property Description

Our latest listing is in Fuller Street, Cleethorpes, DN35

Get instant cash flow of **£650** per calendar month with a **7.4%** Gross Yield for investors.

With a tenant situated, A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Fuller Street, Cleethorpes,
DN35

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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £650 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£650	£650
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£65.00	£65.00
Total Monthly Costs	£408.13	£408.13

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,602.50**

Net Return **5.27%**

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


Annual Net Income Adjusted To **£1,327.50**

Net Return **4.37%**

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 £110,000.00.



3 bedroom terraced house for sale [+ Add to report](#)


Fuller Street, Cleethorpes

CURRENTLY ADVERTISED

Marketed from 20 Oct 2024 by Roost Estate Agents, Cleethorpes

Stunning three bedroom mid terraced home | Modernised throughout & generously sized | Sought after...

£110,000




[View floor plan](#)

Sold price history: [View](#)

20/04/2009	£84,000
30/11/2004	£59,000
19/12/2003	£38,500

EPC: [View](#)

(Approx.) Sqft: **861 sq ft** Price (€) per sqft: **£127.74**



3 bedroom terraced house for sale [+ Add to report](#)

FULLER STREET, CLEETHORPES

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Dec 2021 to 14 Jun 2022 (175 days) by Crofts Estate Agents, Cleethorpes


Mid terrace property located within close proximity to Cleethorpes seafront | Being sold with NO ...

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom terraced house [+ Add to report](#)

Daubney St, Cleethorpes, DN35


CURRENTLY ADVERTISED

Marketed from 7 Nov 2024 by OpenRent, London


No Agent Fees | Students Can Enquire | Property Reference Number: 2285677

 **Sold price history:** [View](#)

03/02/2003 £37,000

 **EPC:** [View](#)

(Approx.) Sqft: **904 sq ft** Price (£) per sqft: **£0.72**



3 bedroom terraced house [+ Add to report](#)

Rutland Street, Grimsby

CURRENTLY ADVERTISED






Marketed from 6 Nov 2024 by CANDLIN & CO LTD, Walsall

Candlin and Co Ltd offer COMPANY LET ONLY this charming mid-terrace totally refurbished house loc...

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: **5 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.



Fuller Street, Cleethorpes, DN35

212140380

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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