

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Martins Crescent,
Grimsby, DN33

212548168

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Martins Crescent, Grimsby, DN33

Get instant cash flow of **£700** per calendar month with a **6.4%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month.

Returns Based on Rental Income	£700
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£497.50
Monthly Net Income	£202.50
Annual Net Income	£2,430.00
Net Return	6.40%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£5,130.00**

Net Return **-13.51%**

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

Annual Net Income Adjusted To **-£7,110.00**

Net Return **-18.73%**

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 £179,950.



£179,950

3 bedroom detached house for sale

[+ Add to report](#)

St. Martins Crescent, Grimsby

NO LONGER ADVERTISED

Marketed from 29 Sep 2023 to 1 Jul 2024 (276 days) by Roost Estate Agents, Cleethorpes



£175,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

Gervase Holles Way, Grimsby, N E Lincs, DN33

CURRENTLY ADVERTISED

Marketed from 1 Nov 2024 by DDM Residential, Grimsby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



£2,400 pcm

3 bedroom semi-detached house

+ Add to report

Bills Included, Grimsby, DN33

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 6 May 2024 (94 days) by OpenRent, London



£1,000 pcm

3 bedroom terraced house

+ Add to report

Gervase Holles Way, Grimsby, DN33

CURRENTLY ADVERTISED






LET AGREED

Marketed from 6 Sep 2024 by Lovelle Estate Agency, Grimsby

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.



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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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