

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waterloo Road,  
Mablethorpe, LN12 1JR

213801210

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





## Property Description

Our latest listing is in Waterloo Road, Mablethorpe, LN12 1JR

Get instant cash flow of **£3,149** per calendar month with a **14.6%** Gross Yield for investors.

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

**7 Bedrooms**

**2 Bathrooms and 3 WC's**

**Good Condition**

**Easy Access to Local Amenities**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,149**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £259,000.00 and borrowing of £194,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 259,000.00

25% Deposit £64,750.00

SDLT Charge £13,400

Legal Fees £1,000.00

**Total Investment £79,150.00**

# Projected Investment Return



The monthly rent of this property is currently set at £3,149 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£3,149</b>
Mortgage Payments on £194,250.00 @ 5%	<b>£809.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£314.90</b>
<b>Total Monthly Costs</b>	<b>£1,139.28</b>
<b>Monthly Net Income</b>	<b>£2,009.73</b>
<b>Annual Net Income</b>	<b>£24,116.70</b>
<b>Net Return</b>	<b>30.47%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£17,818.70**  
Adjusted To

Net Return      **22.51%**

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

Annual Net Income      **£20,231.70**  
Adjusted To

Net Return      **25.56%**

# 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 £360,000.



£360,000

## 7 bedroom semi-detached house for sale

Westbourne Avenue, Hull

NO LONGER ADVERTISED

Marketed from 19 Jul 2023 to 14 Feb 2024 (209 days) by Symonds & Greenham, Hull

Introducing this magnificent seven-bedroom period home nestled on Westbourne Avenue HU5. This cap...

+ Add to report



£350,000

## 7 bedroom semi-detached house for sale

Cross O'Cliff Hill, Lincoln, Lincolnshire, LN5

CURRENTLY ADVERTISED

Marketed from 18 Oct 2024 by Your Move, Lincoln

Semi-Detached Period Home | Three Lettable Flats | Potential 8.2% Yield | EPC Grade D | City of L...

+ Add to report



# 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**



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.



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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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