


LET PROPERTY PACK

INVESTMENT INFORMATION

Ladysmith Road, Grimsby,
DN32 9EG

216394431

 www.letproperty.co.uk





Property Description

Our latest listing is in Ladysmith Road, Grimsby, DN32 9EG

Get instant cash flow of **£660** per calendar month with a **8.1%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Ladysmith Road, Grimsby,
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Property Key Features

3 Bedrooms

1 Bathroom

The property offers private rear parking and features a detached single garage equipped with lighting and power points

The property has a shared alleyway with No. 58, providing additional access

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £660

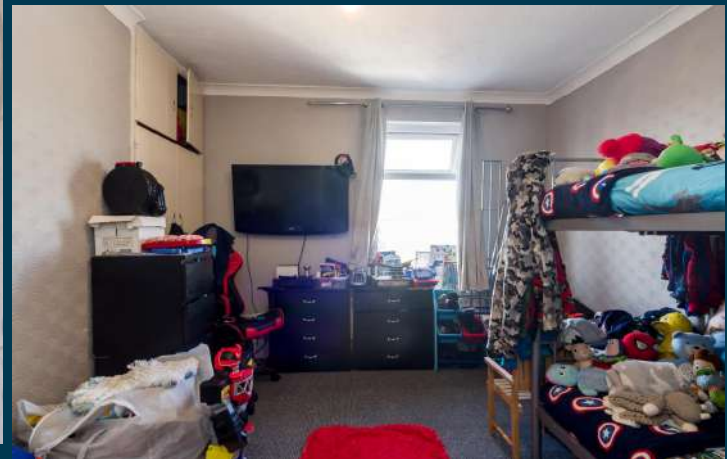
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £660 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.



Returns Based on Rental Income	£660	£660
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£66.00	£66.00
Total Monthly Costs	£387.25	£387.25
Monthly Net Income	£272.75	£272.75
Annual Net Income	£3,273.00	£3,273.00
Net Return	10.77%	10.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,953.00**
Adjusted To

Net Return **6.42%**

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

Annual Net Income **£1,803.00**
Adjusted To

Net Return **5.93%**

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 £99,500.



£99,500

3 bedroom terraced house for sale

+ Add to report

Runswick Road, Grimsby, DN32

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2024 to 13 Apr 2025 (146 days) by Lovelle, Grimsby

Mid-Terraced House | Three Bedrooms | Two Reception Rooms | Bathroom & Kitchen | uPVC DG & GCH | ...



£99,000

3 bedroom terraced house for sale

+ Add to report

Welholme Road, Grimsby, N.E. Lincs, DN32 9JB

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2023 to 5 Apr 2024 (184 days) by BMH, Cleethorpes

MID TERRACE PROPERTY | TWO RECEPTION ROOMS | FITTED KITCHEN | UTILITY ROOM | WC |
BATHROOM | THRE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

3 bedroom terraced house

Florence Street, Grimsby, Lincolnshire, DN32

NO LONGER ADVERTISED

Marketed from 3 Apr 2024 to 23 Apr 2024 (19 days) by Jackson Green & Preston, Grimsby

Excellent mid-terrace house located in this sought after location close to Grimsby Town | Unfurni...

+ Add to report



£700 pcm

3 bedroom terraced house

Brereton Avenue, Cleethorpes

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 19 Mar 2025 (47 days) by Roost Estate Agents, Cleethorpes

Fantastic three bedroom mid terraced home | Generously sized & well presented | Sought after seas...

+ 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**



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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