


LET PROPERTY PACK

INVESTMENT INFORMATION

Fraser Street, Grimsby,
DN32

217379234

 www.letproperty.co.uk





Property Description

Our latest listing is in Fraser Street, Grimsby, DN32

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



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.



Returns Based on Rental Income	£700
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£397.50
Monthly Net Income	£302.50
Annual Net Income	£3,630.00
Net Return	11.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,230.00**
Adjusted To

Net Return **7.19%**

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

Annual Net Income **£2,130.00**
Adjusted To

Net Return **6.87%**

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 £100,000.



3 bedroom terraced house for sale

Wellington Street, Grimsby, South Humberside

NO LONGER ADVERTISED

Marketed from 9 Jun 2022 to 21 Jun 2022 (11 days) by Springbok Properties, Nationwide

+ Add to report



3 bedroom terraced house for sale

Fraser Street, Grimsby

CURRENTLY ADVERTISED

Marketed from 18 Feb 2025 by Farrow Estate Agent Ltd, Grimsby

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

Humberstone Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2023 to 24 Jul 2023 (26 days) by Leaders Lettings, Covering Lincoln

+ Add to report



£575 pcm

3 bedroom terraced house

Fraser Street, Grimsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 7 Jun 2024 (30 days) by Galaxy Letts Ltd, Grimsby

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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