

LET PROPERTY PACK

INVESTMENT INFORMATION

Crow Hill Avenue,
Cleethorpes, DN35 8DF

217792340

 www.letproperty.co.uk





Property Description

Our latest listing is in Crow Hill Avenue, Cleethorpes, DN35 8DF

Get instant cash flow of **£720** per calendar month with a **6.65%** 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 make for a rewarding addition to an investors portfolio.

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



Crow Hill Avenue,
Cleethorpes, DN35 8DF

217792340



Property Key Features

3 Bedrooms

1 Bathroom

Private front and rear gardens

On street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £720

Market Rent: £720

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 150,000.00

25% Deposit

£37,500.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £720 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	£720
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£72.00
Total Monthly Costs	£555.75
Monthly Net Income	£164.25
Annual Net Income	£1,971.00
Net Return	4.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£531.00**
Adjusted To

Net Return **1.14%**

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

Annual Net Income **-£279.00**
Adjusted To

Net Return **-0.60%**

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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

Campden Crescent, Cleethorpes

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Sep 2023 to 11 Jan 2024 (130 days) by Argyle Estate Agents, Cleethorpes

Mid Link Property | Three Bedrooms | Lounge & Dining Room | Modern Kitchen With Utility Area | Ba...



£156,000

3 bedroom terraced house for sale

+ Add to report

Carr Lane, Grimsby

CURRENTLY ADVERTISED

Marketed from 1 Feb 2025 by Roost Estate Agents, Cleethorpes

Stunning three bedroom mid terraced home | Beautifully presented & generously sized | Popular loc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

+ Add to report

Lady Frances Crescent, Cleethorpes

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2024 to 12 Mar 2024 by Roost Estate Agents, Cleethorpes

EPC RATING - C | BRAND NEW ANTHRACITE WINDOWS | BRAND NEW KITCHEN | STYLISH NEW BATHROOM | FULLY ...



£725 pcm

3 bedroom terraced house

+ Add to report

College Street, Cleethorpes, Lincolnshire, DN35

NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 12 Oct 2024 (109 days) by Jackson Green & Preston, Grimsby

Extensively modernised period terrace property, located in the heart of town | Unfurnished | Thre...

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: **3 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.



www.letproperty.co.uk

Crow Hill Avenue, Cleethorpes, DN35 8DF

PROPERTY ID: 217792340

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.



LETPROPERTY