

LET PROPERTY PACK

INVESTMENT INFORMATION

Fairmont Road, Grimsby,
DN32 8DX

219732963

 www.letproperty.co.uk





Property Description

Our latest listing is in Fairmont Road, Grimsby, DN32 8DX

Get instant cash flow of **£695** per calendar month with a **9.27%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£695
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£69.50
Total Monthly Costs	£409.50
Monthly Net Income	£285.50
Annual Net Income	£3,426.00
Net Return	10.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,036.00**
Adjusted To

Net Return **6.32%**

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

Annual Net Income **£1,866.00**
Adjusted To

Net Return **5.80%**

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 £107,000.



£107,000

2 bedroom terraced house for sale

Heritage Mews, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 6 Aug 2025 (43 days) by Open House Estate Agents, Nationwide

Features and description Tenure: Freehold Charming 2-Bedroom Terraced House in Grimsby – Asking £...

+ Add to report



£106,500

2 bedroom terraced house for sale

Whites Road, Cleethorpes, Lincolnshire, DN35

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Sep 2023 to 19 Nov 2024 (420 days) by Jackson Green and Preston, Grimsby

VIDEO VIEWING AVAILABLE | No Forward "CHAIN" | 2 bed mid terraced house | New Kitchen & Appliance...

+ Add to report

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

2 bedroom terraced house

Gervase Holles Way, Grimsby, DN33

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2024 to 18 Sep 2024 (60 days) by Lovelle Estate Agency, Grimsby

Located in this highly sought after area of Grimsby, ideally situated close by to Diana Princess ...

+ Add to report



£725 pcm

2 bedroom terraced house

Mill Road, Cleethorpes

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 16 Jun 2025 (12 days) by Letsand, Grimsby

Letsand...Property Management are delighted to be able to offer this superb maisonette which is 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**



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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