

LET PROPERTY PACK

INVESTMENT INFORMATION

Littlefield Lane, Grimsby,
DN34

221164494

 www.letproperty.co.uk





Property Description

Our latest listing is in Littlefield Lane, Grimsby, DN34

Get instant cash flow of **£445** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£541** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Littlefield Lane, Grimsby,
DN34

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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £2.08 PM

Lease Length: 977 years

Current Rent: £445

Market Rent: £541

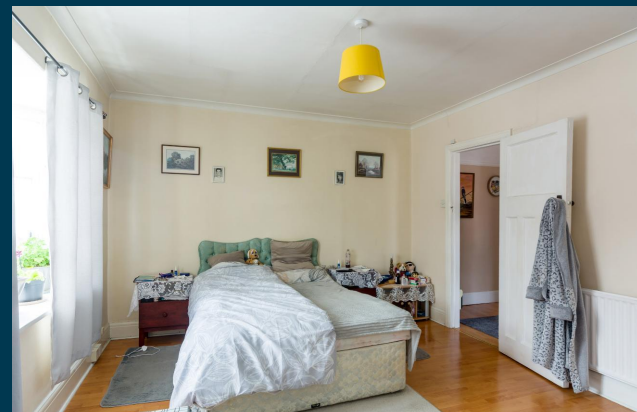
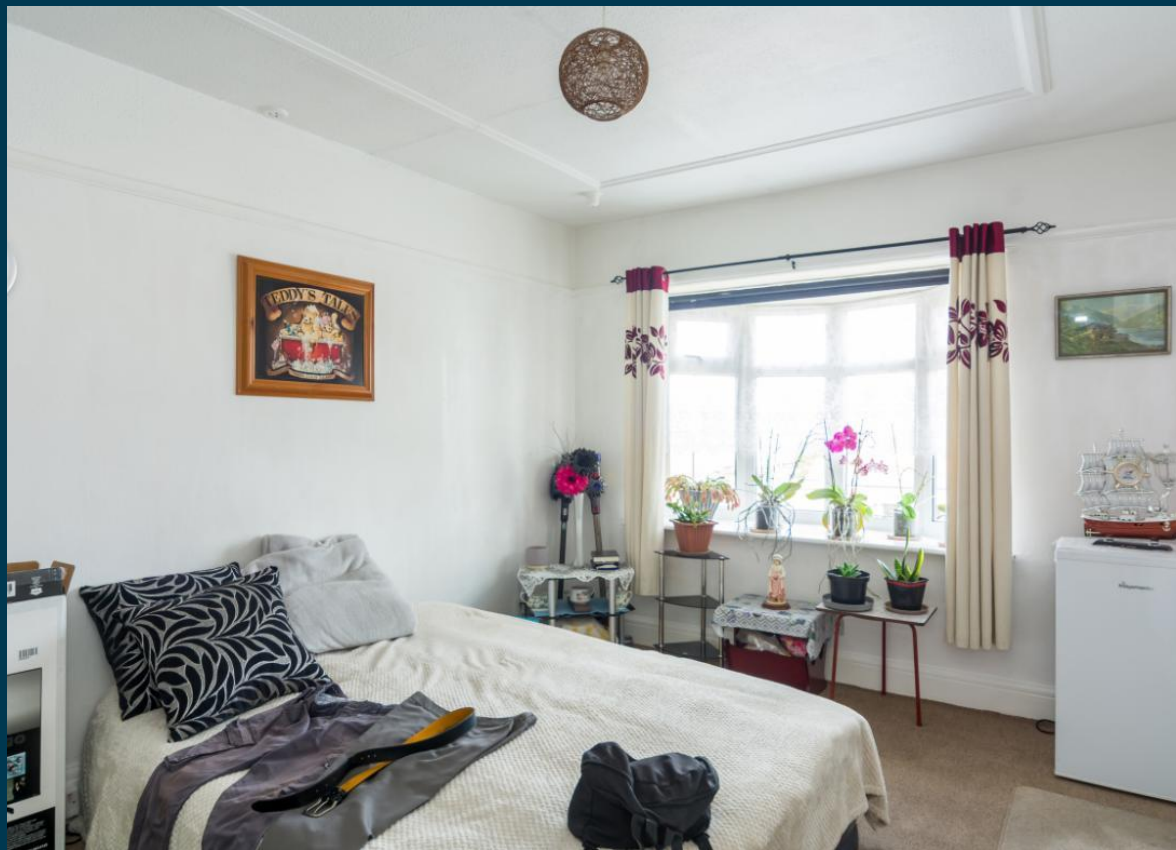
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit **£18,750.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

Total Investment £23,500.00

Projected Investment Return



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

The monthly rent of this property is currently set at £445 per calendar month but the potential market rent is

£ 541

Returns Based on Rental Income	£445	£541
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.08	
Letting Fees	£44.45	£54.10
Total Monthly Costs	£295.91	£305.56
Monthly Net Income	£148.60	£235.45
Annual Net Income	£1,783.25	£2,825.34
Net Return	7.59%	12.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,743.34**
Adjusted To

Net Return **7.42%**

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

Annual Net Income **£1,725.30**
Adjusted To

Net Return **7.34%**

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 £75,000.



£75,000

2 bedroom apartment for sale

+ Add to report

Regent Gardens, Grimsby, North East Lincolnshire, DN34

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Feb 2022 to 30 May 2022 (96 days) by Lovelle, Grimsby

Second Floor Apartment | Personal Entrance Hall | Two Bedrooms | Lounge | Fitted Kitchen | Gas Ce...



£74,950

2 bedroom apartment for sale

+ Add to report

Regent Gardens, Grimsby, DN34

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2022 to 25 Mar 2023 (421 days) by Jackson Green and Preston, Grimsby

VIDEO VIEWING AVAILABLE | Ground Floor Apartment | Close To Town Centre | 2 Bedrooms | Requiring .

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

+ Add to report

WELHOLME AVENUE, GRIMSBY

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 1 Nov 2024 (66 days) by Martin Maslin, Grimsby



£800 pcm

2 bedroom flat

+ Add to report

Welholme Avenue, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 18 Jan 2025 (127 days) by Lovelle Estate Agency, Grimsby

Current Tenant Profile



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: **8+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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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