

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Barnetby, DN38

219727674

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Barnetby, DN38

Get instant cash flow of **£1,125** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.3%** 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...



Victoria Road, Barnetby,
DN38

219727674



Property Key Features

4 Bedrooms

6 Bathrooms

Spacious Lounges

Modern Fitted Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,125

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit **£57,500.00**

SDLT Charge **£13,600**

Legal Fees **£1,000.00**

Total Investment £72,100.00

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 £1,125 per calendar month but the potential market rent is

£1,200

Returns Based on Rental Income	£1,125	£1,200
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£112.50	£120.00
Total Monthly Costs	£846.25	£853.75
Monthly Net Income	£278.75	£346.25
Annual Net Income	£3,345.00	£4,155.00
Net Return	4.64%	5.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,755.00**
Adjusted To

Net Return **2.43%**

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

Annual Net Income **£705.00**
Adjusted To

Net Return **0.98%**

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 £220,000.

A photograph of a semi-detached house with a white front and a red brick rear extension. The house has a gravel driveway and a small garden area.

4 bedroom semi-detached house for sale

West Street, Barnetby

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Mar 2022 to 30 Aug 2022 (167 days) by Paul Fox, Brigg

£220,000

+ Add to report

A photograph of a two-story brick house with a red tiled roof and a blue front door. The house has a small front garden and a driveway.

4 bedroom semi-detached house for sale

Plot 6, The Haywood, The Sidings

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Apr 2022 to 14 Oct 2022 (193 days) by Cade Estate Agency, Scunthorpe

£219,950

+ Ad

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

4 bedroom detached house

Brigg Road, Limber, Grimsby, DN37

NO LONGER ADVERTISED

Marketed from 28 Aug 2024 to 4 Nov 2024 (67 days) by OpenRent, London

+ Add t



£1,400 pcm

4 bedroom detached house

High Street, Great Limber, Grimsby, DN37

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2025 to 31 Jul 2025 (35 days) by Lovelle Estate Agency, Grimsby

+ Ad

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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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