


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brereton Avenue,  
Cleethorpes, DN35

222100464

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Brereton Avenue, Cleethorpes, DN35

Get instant cash flow of **£2,426** per calendar month with a **22.1%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **27.3%** 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...



Brereton Avenue,  
Cleethorpes, DN35

222100464



## Property Key Features

**5 bedrooms**

**2 bathrooms**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £2,426**

**Market Rent: £3,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of 132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £2,426 per calendar month but the potential market rent is

£ 3,000

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



Returns Based on Rental Income	£2,426	£3,000
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£242.60	£300.00
Total Monthly Costs	£670.10	£727.50
Monthly Net Income	£1,755.90	£2,272.50
Annual Net Income	£21,070.80	£27,270.00
Net Return	51.72%	66.94%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£21,270.00**  
Adjusted To

Net Return                      **52.21%**

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

Annual Net Income      **£25,290.00**  
Adjusted To

Net Return                      **62.08%**

# 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 £140,000.



£140,000

## 5 bedroom end of terrace house for sale

Hart Street, Cleethorpes, DN35

CURRENTLY ADVERTISED

Marketed from 16 Oct 2025 by Yopa, East Midlands & Yorkshire

+ Add to report



£120,000

## 5 bedroom terraced house for sale

Cleethorpe Road, Grimsby, Lincolnshire, DN31

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 May 2025 to 8 Jun 2025 (16 days) by Jackson Green and Preston, Grimsby

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

## 5 bedroom end of terrace house

Historical House, James Street

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 15 Apr 2025 (11 days) by Leaders Lettings, Covering Lincoln

+ Add to report



£2,500 pcm

## 5 bedroom terraced house

Hewson Road, Lincoln

NO LONGER ADVERTISED

Marketed from 25 Oct 2024 to 10 Feb 2025 (107 days) by haart, Lincoln

+ Add to report

AVAILABLE AUGUST 2025 | 25/26 ACADEMIC YEAR | HOUSESHARE | FIVE BEDROOMS | BILLS INCLUDED |

# 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

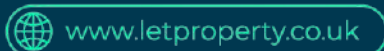


Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the 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.



**LETPROPERTY**