

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Corporation Road,
Grimsby, DN31

228066169





PROPERTY DESCRIPTION

Our latest listing is in Corporation Road, Grimsby, DN31

Rent currently agreed with tenant of **£538** per calendar month which calculates to a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£574** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to full market rate.

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.

Please read full legal pack for detailed property information.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Private rear garden

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £538

Market Rent: £574

Exterior



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£126,000

10% Deposit (£5,000 Minimum) **£12,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,600**

Purchase Balance **£113,400**

SDLT Charge **£6,320**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£120,720**

Your total all in costs would be ~£120,720 after taxes and fees based on a purchase price of £126,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £230,995.

 £230,995	3 bedroom terraced house for sale Fishermans Wharf, Grimsby, DN31 1UL NO LONGER ADVERTISED Marketed from 21 May 2026 to 30 May 2026 (9 days) by Keepmoat 1088 Sq ft of living space Three-bedroom, three story home Large living and dining space Fr... + Add to report
 £199,995	3 bedroom terraced house for sale Fishermans Wharf, Grimsby, DN31 1UL NO LONGER ADVERTISED Marketed from 21 May 2026 to 30 May 2026 (9 days) by Keepmoat Showhome available to view at Cambridge Green 918 sq. ft. of living space Modern Kitchen/Dine... + Add to report

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 lettings team.



£850 pcm

3 bedroom terraced house

Cartergate, Grimsby, South Humberside, DN31

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2024 to 23 Sep 2024 (53 days) by Reeds Rains, Grimsby

Town Centre Location | Short Walk To Amenities | Spacious 3 Bedroom Property | Easy Access To A18...

+ Add to report



£750 pcm

3 bedroom terraced house

Alexandra Wharf, Grimsby, N E Lincolnshire, DN31

NO LONGER ADVERTISED

Marketed from 9 Jul 2025 to 12 Aug 2025 (33 days) by Jackson Green and Preston, Grimsby

Lovely terrace property located close to Grimsby Town Centre | Unfurnished | Three bedrooms, mast...

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Corporation Road, Grimsby, DN31

PROPERTY ID: 228066169

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.