

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Johnson Street,
Cleethorpes, DN35

228066181





PROPERTY DESCRIPTION

Our latest listing is in Johnson Street, Cleethorpes, DN35

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 **£700** which would provide the investor a Gross Yield of **6.7%** 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: £700

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 £239,500.



£239,500

3 bedroom end of terrace house for sale

+ Add to report

GRIMSBY ROAD, CLEETHORPES

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Nov 2023 to 9 Jun 2025 (565 days) by Crofts Estate Agents, Cleethorpes

Ideal investment opportunity | Two self commercial units along with three self contained flats | ...



£184,950

3 bedroom end of terrace house for sale

+ Add to report

CARTLEDGE AVENUE, GRIMSBY

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 11 Nov 2024 (157 days) by Martin Maslin, Grimsby

Skillfully modernised and extended by the present owners to create a fabulous bespoke home in fir...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,384 based on the analysis carried out by our lettings team.



£2,384 pcm

3 bedroom terraced house

[+ Add to report](#)

Blundell Avenue, Cleethorpes, Lincolnshire, DN35

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2023 to 19 Sep 2024 (532 days) by Livinc, North Street

Flexile leases | All Inclusive | Free Wifi | Free Parking | Fortnightly cleaning



£880 pcm

3 bedroom terraced house

[+ Add to report](#)

Lovett Street, Cleethorpes, DN35

NO LONGER ADVERTISED

Marketed from 16 Jun 2025 to 6 Jul 2025 (20 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2036900



Johnson Street, Cleethorpes, DN35

PROPERTY ID: 228066181

Interested in this
property investment?

Call us on
0161 394 2637

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.