

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

James Street, Grimsby,
DN31

228065799





PROPERTY DESCRIPTION

Our latest listing is in James Street, Grimsby, DN31

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.1%** 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

Spacious lounge

Private rear garden

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £700

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£92,000

10% Deposit (£5,000 Minimum) **£9,200**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,200**

Purchase Balance **£82,800**

SDLT Charge **£4,600**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£88,400**

Your total all in costs would be ~£88,400 after taxes and fees based on a purchase price of £92,000. 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 £150,000.



£150,000

3 bedroom end of terrace house for sale

+ Add to report

Freshney Drive, Grimsby, DN31

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jul 2026 by DDM Residential, Grimsby

Modern interior finish — beautifully presented throughout with contemporary décor and a standout ...



£120,000

3 bedroom terraced house for sale

+ Add to report

FREDERICK STREET, GRIMSBY

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2024 to 5 Aug 2024 (86 days) by Crofts Estate Agents, Cleethorpes

Smartly presented extended three bedroom mid terrace house | Open plan kitchen dining living room...

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

Cromwell Road, Grimsby, DN31

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 23 Sep 2024 (3 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2231505

+ Add to report



£775 pcm

3 bedroom end of terrace house

ST ALBANS AVENUE, GRIMSBY

NO LONGER ADVERTISED

Marketed from 18 Jun 2026 to 18 Jun 2026 by Crofts Estate Agents, Cleethorpes

Recently refurbished throughout with modern kitchen and bathroom suites | Two double bedrooms plu...

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

James Street, Grimsby, DN31

PROPERTY ID: 228065799

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.