

LET PROPERTY PACK

INVESTMENT INFORMATION

Imperial Avenue,
Cleethorpes, DN35

227089919

 www.letproperty.co.uk





Property Description

Our latest listing is in Imperial Avenue, Cleethorpes, DN35

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£642** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Imperial Avenue,
Cleethorpes, DN35

227089919



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: TBC

Ground Rent: £0.38 PM

Lease Length: 903 Years

Current Rent: £550

Market Rent: £642

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £550 per calendar month but the potential market rent is

£ 642

Returns Based on Rental Income	£550	£642
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.38	
Letting Fees	£55.00	£64.20
Total Monthly Costs	£351.63	£360.83
Monthly Net Income	£198.37	£281.17
Annual Net Income	£2,380.44	£3,374.04
Net Return	8.50%	12.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,090.04**
Adjusted To

Net Return **7.46%**

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

Annual Net Income **£2,028.60**
Adjusted To

Net Return **7.25%**

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

4 bedroom terraced house for sale

+ Add to report

GRIMSBY ROAD, CLEETHORPES

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2026 to 4 Jun 2026 (80 days) by Crofts Estate Agents, Cleethorpes



£135,000

4 bedroom terraced house for sale

+ Add to report

Lovett Street, Cleethorpes, Lincolnshire, DN35

CURRENTLY ADVERTISED

Marketed from 19 Mar 2026 by Reeds Rains, Grimsby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

4 bedroom terraced house

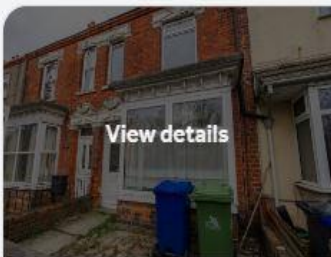
Brereton Avenue, Cleethorpes, DN35

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 May 2026 by Let's Move Sales and Lettings, Hull

+ Add to report



£675 pcm

4 bedroom terraced house

Highfield Avenue, Grimsby, Lincolnshire, DN32

NO LONGER ADVERTISED

Marketed from 30 Apr 2026 to 24 Jun 2026 (54 days) by Jackson Green & Preston, Grimsby

+ Add to report

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**



Current term of tenancy: **3 Years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Imperial Avenue, Cleethorpes, DN35

227089919



www.letproperty.co.uk

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