

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Bark Street, Cleethorpes,
DN35

229274646





PROPERTY DESCRIPTION

Our latest listing is in Bark Street, Cleethorpes, DN35

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Bark Street, Cleethorpes,
DN35

229274646

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£95,000

10% Deposit (£5,000 Minimum) **£9,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,500**

Purchase Balance **£85,500**

SDLT Charge **£4,750**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£91,250**

Your total all in costs would be ~£91,250 after taxes and fees based on a purchase price of £95,000. 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

2 bedroom terraced house for sale

Rowston Street, Cleethorpes

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Jun 2026 by Joy Walker Estate Agents, Cleethorpes

+ Add to report



£140,000

2 bedroom terraced house for sale

Oyster Court, Cleethorpes, North East Lincolnshire, DN35

NO LONGER ADVERTISED

Marketed from 27 Jul 2026 to 18 Sep 2026 (52 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 £795 based on the analysis carried out by our lettings team.



£795 pcm

2 bedroom end of terrace house

+ Add to report

Humber Street, Cleethorpes

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Aug 2026 to 7 Sep 2026 (27 days) by Roost Estate Agents, Cleethorpes



£775 pcm

2 bedroom end of terrace house

+ Add to report

Humber Street, Cleethorpes

CURRENTLY ADVERTISED

Marketed from 24 Aug 2026 by Roost Estate Agents, Cleethorpes



Interested in this
property investment?

Call us on
0161 394 2637

Bark Street, Cleethorpes, DN35

PROPERTY ID: 229274646

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.