LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Rasen, LN8

230054386

www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Rasen, LN8

Get instant cash flow of **£3,987** per calendar month with a **10.1%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

Portfolio of 5 Flats and 2 Commercial Spaces

8 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,987

Lounge







Kitchen







Bedrooms







Bathroom







Exterior


SILK & LACE
BRIDAL BOUTIQUE
silkandlacebridal.co.uk
silkandlaceboutiquebridal@gmail.com
OPEN


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Initial Outlay



Figures based on assumed purchase price of £473,000.00 and borrowing of £354,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 473,000.00

25% Deposit	**£118,250.00**
SDLT Charge	**£37,300**
Legal Fees	**£1,000.00**
Total Investment	**£156,550.00**

Projected Investment Return



The monthly rent of this property is currently set at £3,987 per calendar month but the potential market rent is

£3,987

Returns Based on Rental Income	£3,987
Mortgage Payments on £354,750.00 @ 5%	£1,478.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£398.70
Total Monthly Costs	£1,891.83
Monthly Net Income	£2,095.18
Annual Net Income	£25,142.10
Net Return	16.06%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£17,168.10**
Net Return	**10.97%**

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

Annual Net Income Adjusted To	**£18,047.10**
Net Return	**11.53%**

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 £600,000.



4 bedroom detached house for sale

Manders, Walesby Road, Market Rasen, Lincolnshire, LN8

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 15 Sep 2025 to 8 Sep 2026 (357 days) by Savills, Lincoln

£600,000



5 bedroom bungalow for sale

+ Add to

Willingham Road, Market Rasen, LN8

CURRENTLY ADVERTISED

Marketed from 12 Nov 2026 by Fine & Country, Northern Lincolnshire and the Lower Ouse Valley

£600,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house

High Beeches

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Aug 2026 to 27 Aug 2026 (5 days) by CJ Property, Hessle

£4,500 pcm



4 bedroom detached house

Fossdyke Paddock, Saxilby

CURRENTLY ADVERTISED LET AGREED

Marketed from 25 Jun 2026 by Mundys, Lincoln

£3,900 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **moved within the last 2 years**
- Payment history: **On time for length of tenancy**

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.



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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.

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