

LET PROPERTY PACK

INVESTMENT INFORMATION

Sussex Street, Cleethorpes,
DN35

225999265

 www.letproperty.co.uk





Property Description

Our latest listing is in Sussex Street, Cleethorpes, DN35

Get instant cash flow of **£476** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£616** which would provide the investor a Gross Yield of **8.3%** 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...



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Cleethorpes, DN35

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £476

Market Rent: £616

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



The monthly rent of this property is currently set at £476 per calendar month but the potential market rent is

£ 616

Returns Based on Rental Income	£476	£616
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.60	£61.60
Total Monthly Costs	£340.73	£354.73
Monthly Net Income	£135.28	£261.28
Annual Net Income	£1,623.30	£3,135.30
Net Return	5.86%	11.32%

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 **£1,903.30**
Adjusted To

Net Return **6.87%**

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

Annual Net Income **£1,800.30**
Adjusted To

Net Return **6.50%**

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 £99,950.



3 bedroom terraced house for sale

+ Add to report

Sussex Street, Cleethorpes

NO LONGER ADVERTISED

Marketed from 2 Oct 2023 to 4 Jan 2024 (93 days) by METEOR HOMES, Grimsby



3 bedroom terraced house for sale

+ Add to report

Sussex Street, Cleethorpes



NO LONGER ADVERTISED

Marketed from 29 Mar 2024 to 1 Aug 2024 (125 days) by Argyle Estate Agents, Cleethorpes

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 letting team at **Let Property Management**.

 <p>£795 pcm</p>	<p>3 bedroom terraced house</p> <p>Huddleston Road, Grimsby</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 9 Jan 2026 to 20 Feb 2026 (42 days) by Roost Estate Agents, Cleethorpes</p> <p>+ Add to report</p>
 <p>£775 pcm</p>	<p>3 bedroom terraced house</p> <p>Brereton Avenue, Cleethorpes</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 15 Jan 2026 to 18 Apr 2026 (92 days) by Crofts Estate Agents, Cleethorpes</p> <p>+ Add to report</p>

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 in 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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