

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Heneage Road, Grimsby,
DN32

228066187





PROPERTY DESCRIPTION

Our latest listing is in Heneage Road, Grimsby, DN32

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** 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...



Heneage Road, Grimsby,
DN32

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Property Key Features

3 Bedrooms

1 Bathroom

Front and rear gardens

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £600

Market Rent: £850

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£115,000

10% Deposit (£5,000 Minimum) **£11,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,500**

Purchase Balance **£103,500**

SDLT Charge **£5,750**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£110,250**

Your total all in costs would be ~£110,250 after taxes and fees based on a purchase price of £115,000. 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 £185,000.



£185,000

3 bedroom terraced house for sale

+ Add to report

Hainton Avenue, Grimsby

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Mar 2024 to 7 Jun 2024 (72 days) by Argyle Estate Agents, Cleethorpes

Substantial Three Bedroom Period Property | Spacious & Versatile Family Accommodation | Garage & ...



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Brianna Mews, Grimsby

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jul 2024 to 7 Mar 2025 (233 days) by METEOR HOMES, Grimsby

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

3 bedroom terraced house

Patrick Street, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 25 Jul 2026 to 4 Aug 2026 (9 days) by Belvoir, Grimsby

Furnished Property | Three Bedrooms | Family Bathroom & W/C | Modern Interior | Walking Distance ...

+ Add to report



£895 pcm

3 bedroom terraced house

Ainslie Street, Grimsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Nov 2025 to 2 Jan 2026 (59 days) by Roost Estate Agents, Cleethorpes

Modernised three-bedroom mid-terraced home | Superb 32ft open plan living/dining kitchen | Two sp...

+ Add to report



Heneage Road, Grimsby, DN32

PROPERTY ID: 228066187

Interested in this
property investment?

Call us on
0161 394 2637

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.