

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cowes Road, Grantham,  
NG31

228828306

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cowes Road, Grantham, NG31

Get instant cash flow of **£525.00** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **14.0%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Cowes Road, Grantham,  
NG31

228828306



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £525.00 PM**

**Market Rent: £700.00 PM**

# Shared Spaces



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 60,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £15,000.00 |
| SDLT Charge      | £3,000     |
| Legal Fees       | £1,000.00  |
| Total Investment | £19,000.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £525.00 per calendar month but the potential market rent is

£ 700

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



| Returns Based on Rental Income       | £525.00   | £700.00   |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £45,000.00 @ 5% | £187.50   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £0.00     |           |
| Ground Rent                          | FREEHOLD  |           |
| Letting Fees                         | £52.50    | £70.00    |
| Total Monthly Costs                  | £255.00   | £272.50   |
| Monthly Net Income                   | £270.00   | £427.50   |
| Annual Net Income                    | £3,240.00 | £5,130.00 |
| Net Return                           | 17.05%    | 27.00%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,730.00**  
Adjusted To

Net Return                      **19.63%**

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

Annual Net Income      **£4,230.00**  
Adjusted To

Net Return                      **22.26%**

# 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 £115,000.



£115,000

## 1 bedroom end of terrace house for sale

+ Add to report

Barrowby Road, Grantham

NO LONGER ADVERTISED

Marketed from 16 Jan 2023 to 3 Mar 2026 (1142 days) by William H. Brown, Grantham



£110,000

## 1 bedroom semi-detached bungalow for sale

+ Add to report

A peaceful home on St Edmunds Court in Grantham

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2025 to 15 Oct 2025 (106 days) by eXp UK, East Midlands

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom semi-detached bungalow

Winchester Road, Grantham, Lincolnshire, NG31

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Aug 2019 to 8 Sep 2026 (2579 days) by Pigott & Hall, Grantham

+ Add to report



£725 pcm

## 1 bedroom house share

Barrowby Road, Grantham, NG31

NO LONGER ADVERTISED

Marketed from 22 Apr 2026 to 26 May 2026 (34 days) by OpenRent, London

+ 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: **2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Cowes Road, Grantham, NG31

228828306

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**