

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Haycroft Street, Grimsby,  
DN31 2HR

226010959

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





## Property Description

Our latest listing is in Haycroft Street, Grimsby, DN31 2HR

Get instant cash flow of **£510** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£576** which would provide the investor a Gross Yield of **8.6%** 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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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £510**

**Market Rent: £576**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £510 per calendar month but the potential market rent is

£ 576

Returns Based on Rental Income	£510	£576
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£51.00	£57.60
<b>Total Monthly Costs</b>	<b>£316.00</b>	<b>£322.60</b>
<b>Monthly Net Income</b>	<b>£194.00</b>	<b>£253.40</b>
<b>Annual Net Income</b>	<b>£2,328.00</b>	<b>£3,040.80</b>
<b>Net Return</b>	<b>9.31%</b>	<b>12.16%</b>

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      **£1,888.80**  
Adjusted To

Net Return                      **7.56%**

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

Annual Net Income      **£1,840.80**  
Adjusted To

Net Return                      **7.36%**

# 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

## 2 bedroom terraced house for sale

Earl Street, Grimsby, Lincolnshire, DN31

**CURRENTLY ADVERTISED**

Marketed from 7 Apr 2026 by Pygott & Crone, Grimsby

+ Add to report



£95,000

## 2 bedroom terraced house for sale

Lord Street, Grimsby, DN31

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 21 Oct 2025 to 3 Mar 2026 (133 days) by Lovelle, Grimsby

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom end of terrace house

+ Add to report

Harrison Street, Grimsby, N E Lincolnshire, DN31

NO LONGER ADVERTISED

Marketed from 5 Nov 2025 to 28 Feb 2026 (114 days) by Jackson Green & Preston, Grimsby



£625 pcm

## 2 bedroom terraced house

+ Add to report

Richard Street, Grimsby, DN31

NO LONGER ADVERTISED

Marketed from 19 Dec 2025 to 17 Mar 2026 (87 days) by Letsand, Grimsby

# 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: **5 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.



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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.

