

LET PROPERTY PACK

INVESTMENT INFORMATION

Robin Hood Road,
Skegness, PE25

228231462

 www.letproperty.co.uk





Property Description

Our latest listing is in Robin Hood Road, Skegness, PE25

Get instant cash flow of **£600** per calendar month with a **10.3%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Robin Hood Road,
Skegness, PE25

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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £50.00 PM

Ground Rent: £12.50 PM

Lease Length: 63 years

Current Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £70,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge £3,500

Legal Fees £1,000

Total Investment £74,500

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month



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



Returns Based on Rental Income	£600	£600
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£12.50	
Letting Fees	£60.00	£60.00
Total Monthly Costs	£137.50	£137.50
Monthly Net Income	£462.50	£462.50
Annual Net Income	£5,550.00	£5,550.00
Net Return	7.45%	7.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,350**

Adjusted To

Net Return **5.84%**

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 £85,000.



1 bedroom flat for sale

[+ Add to report](#)

Brian Avenue, Skegness

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 20 Jun 2024 (78 days) by Willsons, Skegness

£85,000



1 bedroom flat for sale

[+ Add to report](#)

Sutton Court, Skegness, PE25

CURRENTLY ADVERTISED

Marketed from 25 Jul 2026 by Beam Estate Agents, Skegness

£75,000

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

1 bedroom flat

[+ Add to report](#)

Roman Bank, SKEGNESS

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jun 2026 to 13 Aug 2026 (69 days) by William H. Brown Lettings, Boston



£645 pcm

1 bedroom sheltered housing

[+ Add to report](#)

Over 55's - Alexandra Court, Skegness, Lincolnshire, PE25

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2021 to 8 Oct 2025 (1667 days) by Platform Housing Group, Lettings

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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Robin Hood Road, Skegness, PE25

PROPERTY ID: 228231462

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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