

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Silver Street, Barnetby,  
DN38

225670135

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





## Property Description

Our latest listing is in Silver Street, Barnetby, DN38

This property has a potential to rent for **£623** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £1 pm**

**Ground Rent: Freehold**

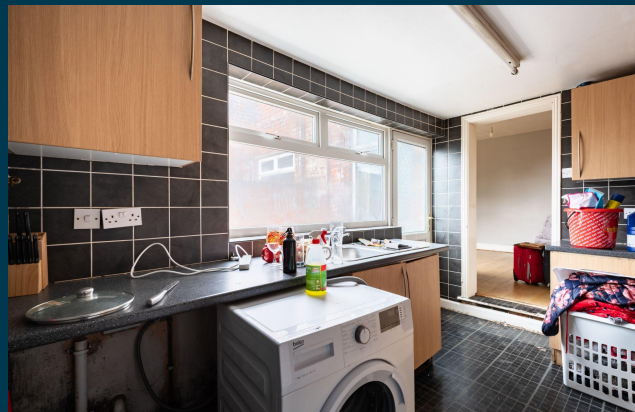
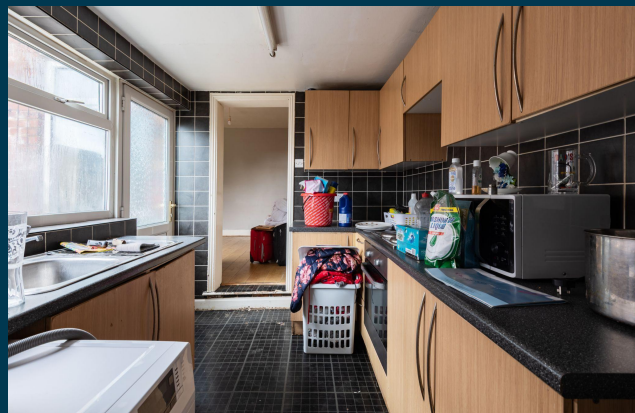
**Lease Length: Freehold**

**Market Rent: £623**

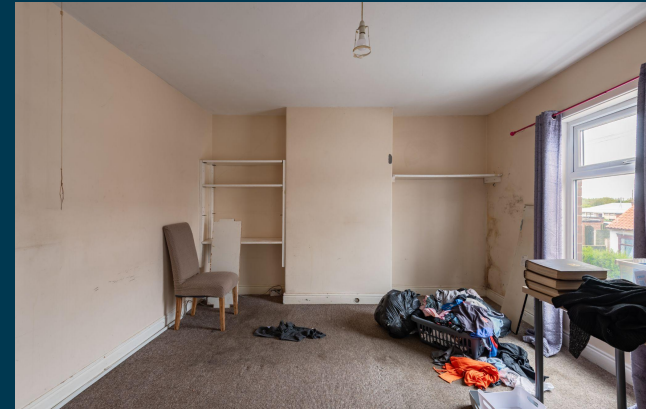
# Lounge



# 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



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



<b>Returns Based on Rental Income</b>	<b>£623</b>
Mortgage Payments on £60,000.00 @ 5%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£1.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£62.30</b>
<b>Total Monthly Costs</b>	<b>£328.30</b>
<b>Monthly Net Income</b>	<b>£294.70</b>
<b>Annual Net Income</b>	<b>£3,536.40</b>
<b>Net Return</b>	<b>14.15%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,290.40**  
Adjusted To

Net Return                      **9.16%**

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

Annual Net Income      **£2,336.40**  
Adjusted To

Net Return                      **9.35%**

# 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 £149,950.



£149,950

## 3 bedroom terraced house for sale

+ Add to report

St. Marys Avenue, Barnetby

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Apr 2022 to 10 Oct 2022 (173 days) by Paul Fox, Brigg



£145,000

## 3 bedroom end of terrace house for sale

+ Add to report

Windsor Way, Barnetby, North Lincolnshire, DN38

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Nov 2021 to 27 Jun 2022 (213 days) by Lovelle Estate Agency, Brigg

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £630 based on the analysis carried out by our letting team at **Let Property Management**.



£630 pcm

## 3 bedroom end of terrace house

Silver Street, Barnetby, DN38

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 9 Jul 2025 (7 days) by Relo Estate Agents, Covering Grimsby

+ Add to report



£600 pcm

## 3 bedroom semi-detached house

Silver Street, Barnetby le Wold, DN38

NO LONGER ADVERTISED

LET AGREED





Marketed from 12 Apr 2024 to 3 May 2024 (21 days) by Lovelle Estate Agency, Scunthorpe

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**