

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lawson Avenue, Grimsby,
DN31

228065808





PROPERTY DESCRIPTION

Our latest listing is in Lawson Avenue, Grimsby, DN31

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.5%** 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...



Lawson Avenue,
Grimsby, DN31

228065808

Property Key Features

3 Bedrooms

1 Bathroom

Spacious lounge

Front and rear gardens

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £650

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£103,500

10% Deposit (£5,000 Minimum) **£10,350**

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,350**

Purchase Balance **£93,150**

SDLT Charge **£5,175**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£99,325**

Your total all in costs would be ~£99,325 after taxes and fees based on a purchase price of £103,500. 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 £155,000.

 £155,000	3 bedroom end of terrace house for sale Phyllis Avenue, Grimsby, North East Lincolnshire CURRENTLY ADVERTISED UNDER OFFER Marketed from 18 Jul 2026 by Fastmove, Yorkshire INCREDIBLY SPACIOUS FAMILY HOME BOASTING A WEALTH OF LIVING ACCOMMODATION BEAUTIFULLY PRESENT...	+ Add to report
 £150,000	3 bedroom terraced house for sale Wentworth Road, Grimsby NO LONGER ADVERTISED SOLD STC Marketed from 13 May 2025 to 29 Sep 2025 (138 days) by Roost Estate Agents, Cleethorpes Stylishly modernised & extended three-bedroom family home Popular Grimsby location, close to sc...	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

3 bedroom terraced house

Cartergate, Grimsby, South Humberside, DN31

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2024 to 23 Sep 2024 (53 days) by Reeds Rains, Grimsby

Town Centre Location | Short Walk To Amenities | Spacious 3 Bedroom Property | Easy Access To A18...

+ Add to report



£800 pcm

3 bedroom terraced house

Yarborough Road, Grimsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2024 to 17 Jul 2024 (19 days) by Galaxy Letts Ltd, Grimsby

STUNNING NEWLY REFURBISHED 3 BEDROOMED FAMILY HOME | NEW MODERN FITTED KITCHEN |

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Lawson Avenue, Grimsby, DN31

PROPERTY ID: 228065808

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.