

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Humber Terrace, Grimsby,
DN31

228065962





PROPERTY DESCRIPTION

Our latest listing is in Humber Terrace, Grimsby, DN31

Rent currently agreed with tenant of **£520** per calendar month which calculates to a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.3%** 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...



Humber Terrace,
Grimsby, DN31

228065962

Property Key Features

3 Bedrooms

1 Bathroom

Front and rear gardens

Private driveway parking

Factor Fees: In Legal Pack

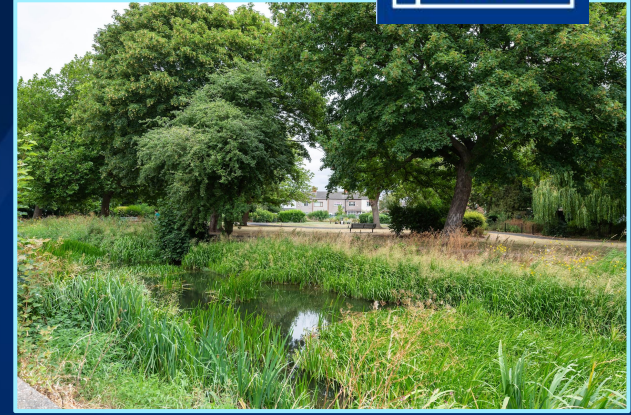
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £520

Market Rent: £600

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£86,250

10% Deposit (£5,000 Minimum) **£8,625**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,625**

Purchase Balance **£77,625**

SDLT Charge **£4,313**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£82,938**

Your total all in costs would be ~£82,938 after taxes and fees based on a purchase price of £86,250. 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 £125,000.



£125,000

3 bedroom apartment for sale

+ Add to report

Westlands Avenue, Grimsby, Lincolnshire, DN34

CURRENTLY ADVERTISED

Marketed from 20 Aug 2025 by Reeds Rains, Grimsby

Three-bedroom first-floor flat | Prestigious Westlands House location | Spacious lounge with log ...



£110,000

3 bedroom house for sale

+ Add to report

Pasture Street, Grimsby

NO LONGER ADVERTISED

Marketed from 21 Feb 2024 to 4 Apr 2025 (407 days) by Roost Estate Agents, Cleethorpes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our lettings team.



£795 pcm

3 bedroom apartment

Dudley Street, Grimsby, South Humberside, DN31

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2024 to 31 Jul 2024 (74 days) by Reeds Rains, Grimsby

+ Add to report



£775 pcm

3 bedroom apartment

Bargate (GF Front), Grimsby, North East Lincolnshire, DN34

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 22 Jul 2024 (97 days) by Jackson Green and Preston, Grimsby

+ Add to report

Beautiful, large ground floor apartment is located within walking distance of Grimsby Town Centre...



Humber Terrace, Grimsby, DN31

PROPERTY ID: 228065962

Interested in this
property investment?

Call us on
0161 394 2637

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.