

LET PROPERTY PACK

INVESTMENT INFORMATION

Isaacs Hill, Cleethorpes,
DN35

225042302

 www.letproperty.co.uk



Property Description



An excellent opportunity to acquire a fully operational serviced accommodation portfolio comprising nine studio apartments currently operated as Airbnb-style short-term rentals. The business generates very strong returns, supported by accounts publicly filed on government websites, providing transparency and confidence for investors.

The portfolio consists of five double studios and four single studios, offering a well-balanced mix that attracts a wide range of guests including tourists, contractors and business travellers. This configuration helps maintain consistent occupancy levels and strong nightly income throughout the year.

The units are already successfully established within the short-term rental market, allowing a buyer to step into a ready-made income-producing operation from day one. For investors seeking returns significantly stronger than traditional buy-to-let, this portfolio offers a compelling opportunity with proven performance and immediate cash flow.

Opportunities to acquire multiple serviced accommodation units with verified trading history are rarely available, making this an attractive proposition for investors looking to expand within the short-stay sector or secure a high-yield property investment.



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Property Key Features

Portfolio - 9 Airbnb Studios

9 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £10,380

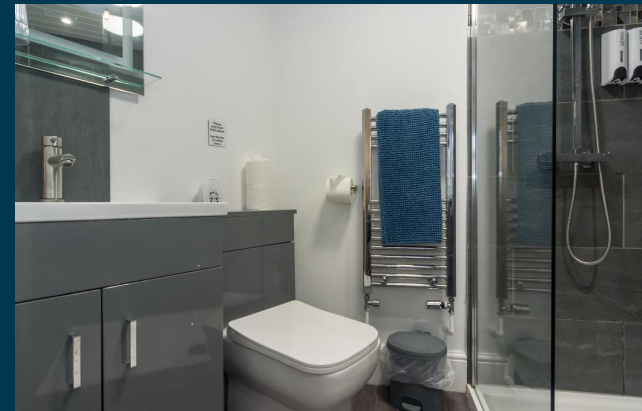
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £334,000.00 and borrowing of £250,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 334,000.00

25% Deposit	£83,500.00
SDLT Charge	£23,400
Legal Fees	£1,000.00
Total Investment	£107,900.00

Projected Investment Return



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



Returns Based on Rental Income	£10,380
Mortgage Payments on £250,500.00 @ 5%	£1,043.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£1,038.00
Total Monthly Costs	£2,096.75
Monthly Net Income	£8,283.25
Annual Net Income	£99,399.00
Net Return	92.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£78,639.00**
Adjusted To

Net Return **72.88%**

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

Annual Net Income **£94,389.00**
Adjusted To

Net Return **87.48%**



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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.



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