

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Lime Street, Grimsby, DN31

228065942





## PROPERTY DESCRIPTION

Our latest listing is in Lime Street, Grimsby, DN31

Rent currently agreed with tenant of **£520** per calendar month which calculates to a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.1%** 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...



Lime Street, Grimsby,  
DN31

228065942

## Property Key Features

1 Bedroom

1 Bathroom

Spacious lounge

Private rear garden

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £520

Market Rent: £700

# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£92,000**

10% Deposit (£5,000 Minimum)    **£9,200**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£15,200**

Purchase Balance    **£82,800**

SDLT Charge    **£4,600**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£88,400**

Your total all in costs would be ~£88,400 after taxes and fees based on a purchase price of £92,000. 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 £141,995.



**£141,995**

### 1 bedroom terraced house for sale

Fishermans Wharf, Grimsby, DN31 1UL

NO LONGER ADVERTISED

Marketed from 12 Jun 2026 to 12 Jun 2026 by Keepmoat

Larger than average one-bedroom home | Stylish open plan living | Advanced energy efficient speci...

+ Add to report



**£137,995**

### 1 bedroom terraced house for sale

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# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our lettings team.



**£1,500 pcm**

## 1 bedroom terraced house

+ Add to report

Station Road, Holton-le-Clay, Grimsby, Lincolnshire, DN36

CURRENTLY ADVERTISED

Marketed from 18 Jan 2023 by Jackson Green and Preston, Grimsby



**£775 pcm**

## 1 bedroom mews house

+ Add to report

ST PETERS AVENUE, CLEETHORPES

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Jul 2026 by Crofts Estate Agents, Cleethorpes

Executive three storey, FULLY FURNISHED one bedroom town house | Stunning views over St Peters Ch...



Lime Street, Grimsby, DN31

**PROPERTY ID: 228065942**

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.