

LET PROPERTY PACK

INVESTMENT INFORMATION

Montague Street,
Cleethorpes, DN35

227973808

 www.letproperty.co.uk





Property Description

Our latest listing is in Montague Street, Cleethorpes, DN35

Get instant cash flow of **£420** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£617** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Montague Street,
Cleethorpes, DN35

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Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £420

Market Rent: £617

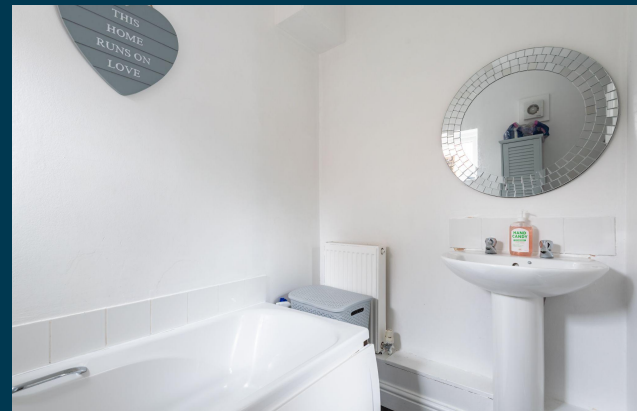
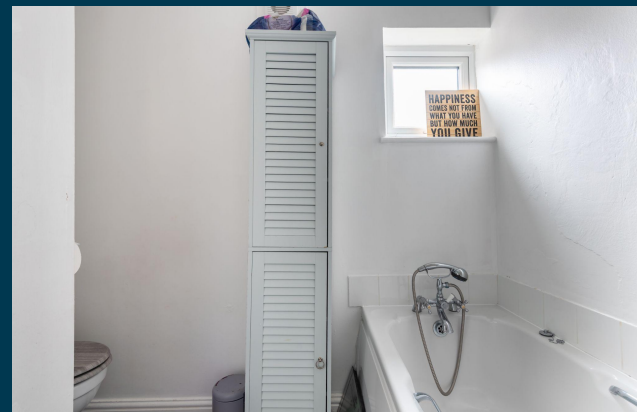
Lounge



Kitchen



Bathroom



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £65,000.

ASSUMED PURCHASE PRICE

£ 65,000

SDLT Charge £3,250

Legal Fees £1,000

Total Investment £69,250

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 617

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



Returns Based on Rental Income	£420	£617
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£42.00	£61.70
Total Monthly Costs	£57.00	£76.70
Monthly Net Income	£363.00	£540.30
Annual Net Income	£4,356.00	£6,483.60
Net Return	6.29%	9.36%

Return **Stress Test** Analysis Report



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



Annual Net Income **£5,250**
Adjusted To

Net Return **7.58%**

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 £90,000.



£90,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Elliston Street, Cleethorpes, Lincolnshire, DN35

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Oct 2025 to 19 Mar 2026 (142 days) by Jackson Green and Preston, Grimsby



£80,000

3 bedroom semi-detached house for sale

[+ Add to r](#)

Lovett Street, Cleethorpes, DN35

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2021 to 22 Apr 2022 (304 days) by Jackson Green and Preston, Grimsby

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 letting team at **Let Property Management**.



£1,500 pcm

3 bedroom apartment

+ Add to report

THE WATERFRONT, CLEETHORPES

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Apr 2023 to 15 May 2023 (38 days) by Crofts Estate Agents, Cleethorpes



£1,200 pcm

3 bedroom ground floor flat

+ Add to report

SEA VIEW STREET, CLEETHORPES

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 8 Jan 2024 (55 days) by Crofts Estate Agents, Cleethorpes

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: **Yes**



Current term of tenancy: **7 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

Montague Street, Cleethorpes, DN35

PROPERTY ID: 227973808

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