

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lime Street, Grimsby, DN31

228065954





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

228065954

Property Key Features

2 Bedrooms

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



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 £380,000.

 £380,000	2 bedroom terraced house for sale Cravens Lane, Immingham, DN40 3AW NO LONGER ADVERTISED Marketed from 8 Dec 2025 to 8 Dec 2025 by SmoothSale, Leeds Modern two-bedroom home in a private, gated setting Bright living space with French doors to th...	+ Add to report
 £239,950	2 bedroom town house for sale Stable Mews, Cleethorpes, DN35 NO LONGER ADVERTISED Marketed from 22 Apr 2024 to 4 Jun 2024 (42 days) by Lovelle, Humberston Town House New Build Energy Efficient Homes Prime Cleethorpes Location Open Plan Living Kit...	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our lettings team.



£1,175 pcm

2 bedroom terraced house

Weightman Close, New Waltham

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 31 Jul 2026 by Crofts Estate Agents, Cleethorpes

NEW BUILD Two bedroom property | Fully furnished throughout | Spacious lounge | Kitchen fitted wi...

[+ Add to report](#)



£1,075 pcm

2 bedroom terraced house

Bridges Close, Grimsby, DN33

CURRENTLY ADVERTISED

Marketed from 18 Jun 2026 by Ascend, Leeds

Deposit Free Option Available | Downstairs WC | Contemporary kitchen with a stylish finish | Bu...

[+ Add to report](#)



Interested in this
property investment?

Call us on
0161 394 2637

Lime Street, Grimsby, DN31

PROPERTY ID: 228065954

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.