

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Victoria Rd, Sutton On Sea,  
LN12

226585918

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Victoria Rd, Sutton On Sea, LN12

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.2%** 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...**



Victoria Rd, Sutton On  
Sea, LN12

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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £112,000.00 and borrowing of £84,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 112,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £28,000.00 |
| SDLT Charge      | £5,600     |
| Legal Fees       | £1,000.00  |
| Total Investment | £34,600.00 |

# Projected Investment Return



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



|                                      |           |
|--------------------------------------|-----------|
| Returns Based on Rental Income       | £950      |
| Mortgage Payments on £84,000.00 @ 5% | £350.00   |
| Est. Building Cover (Insurance)      | £15.00    |
| Approx. Factor Fees                  | £0.00     |
| Ground Rent                          | FREEHOLD  |
| Letting Fees                         | £95.00    |
| Total Monthly Costs                  | £460.00   |
| Monthly Net Income                   | £490.00   |
| Annual Net Income                    | £5,880.00 |
| Net Return                           | 16.99%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,980.00**  
Adjusted To

Net Return                      **11.50%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£4,200.00**  
Adjusted To

Net Return                      **12.14%**

# 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 £159,995.



**£159,995**

## 3 bedroom town house for sale

+ Add to report

Alford Road, Sutton-on-Sea, LN12

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 May 2023 to 28 Jul 2023 (71 days) by TES Property (Lincolnshire) Limited, Louth



**£124,950**

## 3 bedroom terraced house for sale

+ Add to report

Victoria Road, Sutton-On-Sea

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Oct 2023 to 13 Aug 2024 (291 days) by Choice Properties, Sutton-on-Sea

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 3 bedroom bungalow

+ Add to report

Trusthorpe Road, Sutton on Sea, LN12

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2024 to 5 Sep 2024 (33 days) by Newton Fallowell, Skegness



£925 pcm

## 3 bedroom terraced house

+ Add to report

Queens Road, Sutton-On-Sea, Mablethorpe

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Apr 2026 by Willsons, Skegness

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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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.

