

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Convamore Road, Grimsby,
DN32 9HZ

216699840





PROPERTY DESCRIPTION

Our latest listing is in Convamore Road, Grimsby, DN32 9HZ

Rent currently agreed with tenant of **£500** per calendar month which calculates to a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Convamore Road,
Grimsby, DN32 9HZ

216699840

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

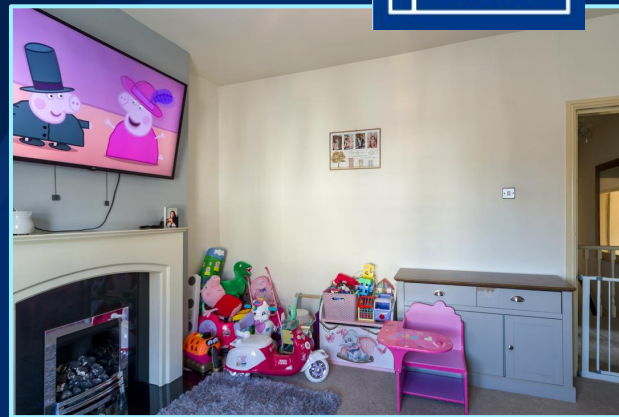
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £500

Market Rent: £550

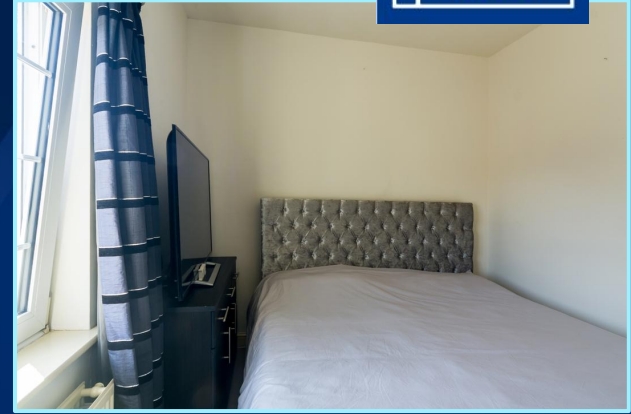
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£66,000

10% Deposit (£5,000 Minimum) **£6,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,600**

Purchase Balance **£59,400**

SDLT Charge **£3,300**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£63,700**

Your total all in costs would be ~£63,700 after taxes and fees based on a purchase price of £66,000. 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 £95,000.



£95,000

2 bedroom flat for sale

Patrick Street, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 25 Jun 2025 (142 days) by Pygott & Crone, Grimsby

+ Add to report



£90,000

2 bedroom flat for sale

Welholme Road, Grimsby, North East Lincolnshire, DN32 0NG

NO LONGER ADVERTISED

Marketed from 18 Jul 2024 to 24 Oct 2024 (97 days) by Pattinson Estate Agents, Auction

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our lettings team.



£700 pcm

2 bedroom apartment

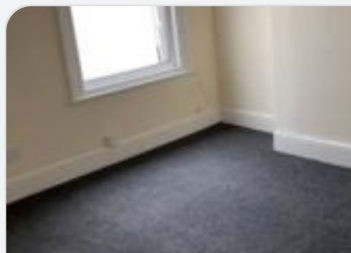
Danes Close, Grimsby, DN32

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Aug 2026 by Hello Neighbour, London

+ Add to report



£680 pcm

2 bedroom flat

Hainton Avenue, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 20 Jun 2026 to 30 Jun 2026 (10 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Convamore Road, Grimsby, DN32 9HZ

PROPERTY ID: 216699840

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.