

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterloo Road,
Mablethorpe, LN12

228706826

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterloo Road, Mablethorpe, LN12

Get instant cash flow of **£6,063** per calendar month with a **15.8%** Gross Yield for investors.

This property has a potential to rent for **£6,188** which would provide the investor a Gross Yield of **16.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

Portfolio of 2 Freehold HMO

Multiple Bathrooms

Spacious Living Spaces

Large Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £6,063

Market Rent: £6,188

Lounge



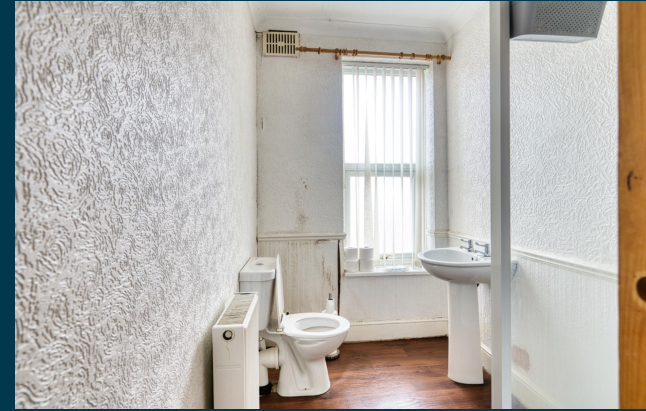
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit £115,000.00

SDLT Charge £36,000

Legal Fees £1,000.00

Total Investment £152,000.00

Projected Investment Return



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



The monthly rent of this property is currently set at £6,063 per calendar month but the potential market rent is

£ 6,188

Returns Based on Rental Income	£6,063.00	£6,188.00
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£606.30	£618.80
Total Monthly Costs	£2,058.80	£2,071.30
Monthly Net Income	£4,004.20	£4,116.70
Annual Net Income	£48,050.40	£49,400.40
Net Return	31.61%	32.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£37,024.40**
Adjusted To

Net Return **24.36%**

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

Annual Net Income **£42,500.40**
Adjusted To

Net Return **27.96%**

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 £500,000.



£500,000

8 bedroom detached house for sale

+ Add to report

Park Lane, Manby, Lincolnshire, LN11

NO LONGER ADVERTISED

Marketed from 22 Jan 2026 to 22 Jan 2026 by Fine & Country, Northern Lincolnshire and the Lower Ouse Valley



£499,950

9 bedroom detached house for sale

+ Add to report

Victoria Road, Mablethorpe, LN12

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 5 Sep 2025 (97 days) by Lovelle, Mablethorpe

Detached House | Separate Access | Great Size Garden | Private Car Port | Current Use Working Class

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: **2 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.



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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.



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