

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Farebrother Street,  
Grimsby, DN3

224873912

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





## Property Description

Our latest listing is in Farebrother Street, Grimsby, DN3

Get instant cash flow of **£630** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£647** which would provide the investor a Gross Yield of **7.4%** 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...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £630**

**Market Rent: £647**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 647



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



Returns Based on Rental Income	£630	£647
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£63.00	£64.70
<b>Total Monthly Costs</b>	<b>£406.13</b>	<b>£407.83</b>
<b>Monthly Net Income</b>	<b>£223.88</b>	<b>£239.18</b>
<b>Annual Net Income</b>	<b>£2,686.50</b>	<b>£2,870.10</b>
<b>Net Return</b>	<b>8.27%</b>	<b>8.83%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,576.10**  
Adjusted To

Net Return                      **4.85%**

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

Annual Net Income      **£1,295.10**  
Adjusted To

Net Return                      **3.98%**

# 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 £125,000.



£125,000

3 bedroom terraced house for sale

Farebrother Street, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 24 Jul 2023 to 10 Aug 2023 (16 days) by Pygott & Crone, Grimsby



£104,950

3 bedroom terraced house for sale

FAREBROTHER STREET, GRIMSBY

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2022 to 15 Sep 2023 (340 days) by Crofts Estate Agents, Cleethorpes

+ Add

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house



Ainslie Street, Grimsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Nov 2025 to 2 Jan 2026 (59 days) by Roost Estate Agents, Cleethorpes



£800 pcm

3 bedroom end of terrace house



Scartho Road, Grimsby,

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2016 to 8 Jan 2026 (3648 days) by DDM Residential, Scunthorpe

# 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.



**LETPROPERTY**