

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Park Street, Cleethorpes
DN35

228065764





PROPERTY DESCRIPTION

Our latest listing is in Park Street, Cleethorpes DN35

Rent currently agreed with tenant of **£720** per calendar month which calculates to a **10.3%** Gross Yield for investors.

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...



Park Street, Cleethorpes
DN35

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Property Key Features

2 Bedrooms

Compact Living Space

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £720

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£84,000

10% Deposit (£5,000 Minimum) **£8,400**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,400**

Purchase Balance **£75,600**

SDLT Charge **£4,200**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£80,800**

Your total all in costs would be ~£80,800 after taxes and fees based on a purchase price of £84,000. 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 £120,000.



£120,000

2 bedroom terraced house for sale

Grimsby Road, Cleethorpes, NE Lincs, DN35

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Feb 2026 by Relo Estate Agents, Covering Grimsby



£105,000

2 bedroom terraced house for sale

The Classrooms, Barcroft Street, Cleethorpes, NE Lincs, DN35

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Aug 2026 by Relo Estate Agents, Covering Grimsby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £930 based on the analysis carried out by our lettings team.



2 bedroom semi-detached house

Macaulay Park, Grimsby, DN31

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2026 to 19 Jun 2026 (37 days) by Ascend, Leeds



Interested in this
property investment?

Call us on
0161 394 2637

Park Street, Cleethorpes DN35

PROPERTY ID: 228065764

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.