

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Florence Street, DN32 0JH

228065781





PROPERTY DESCRIPTION

Our latest listing is in Florence Street, DN32 0JH

Rent currently agreed with tenant of **£520** per calendar month which calculates to a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.3%** 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...



Florence Street, DN32
0JH

228065781

Property Key Features

3 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: £520

Market Rent: £850



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. 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 £115,000.



£115,000

3 bedroom terraced house for sale

Florence Street, Grimsby

CURRENTLY ADVERTISED

Marketed from 25 Jun 2026 by Argyle Estate Agents, Cleethorpes

[+ Add to report](#)



£105,000

3 bedroom terraced house for sale

Florence Street, Grimsby

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 May 2026 to 31 Jul 2026 (84 days) by Argyle Estate Agents, Cleethorpes

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

3 bedroom terraced house

Patrick Street, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 25 Jul 2026 to 4 Aug 2026 (9 days) by Belvoir, Grimsby

+ Add to report



£860 pcm

3 bedroom semi-detached house

Remillo Avenue, Grimsby, North East Lincolnshire, DN32

NO LONGER ADVERTISED

Marketed from 6 Jun 2025 to 16 Jul 2025 (39 days) by Jackson Green and Preston, Grimsby

+ Add to report



Florence Street, DN32 0JH

PROPERTY ID: 228065781

Interested in this
property investment?

Call us on
0161 394 2637

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.