LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Grimsby,
DN32

222124799

www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Grimsby, DN32

Get instant cash flow of **£1,907** per calendar month with a **18.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **19.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



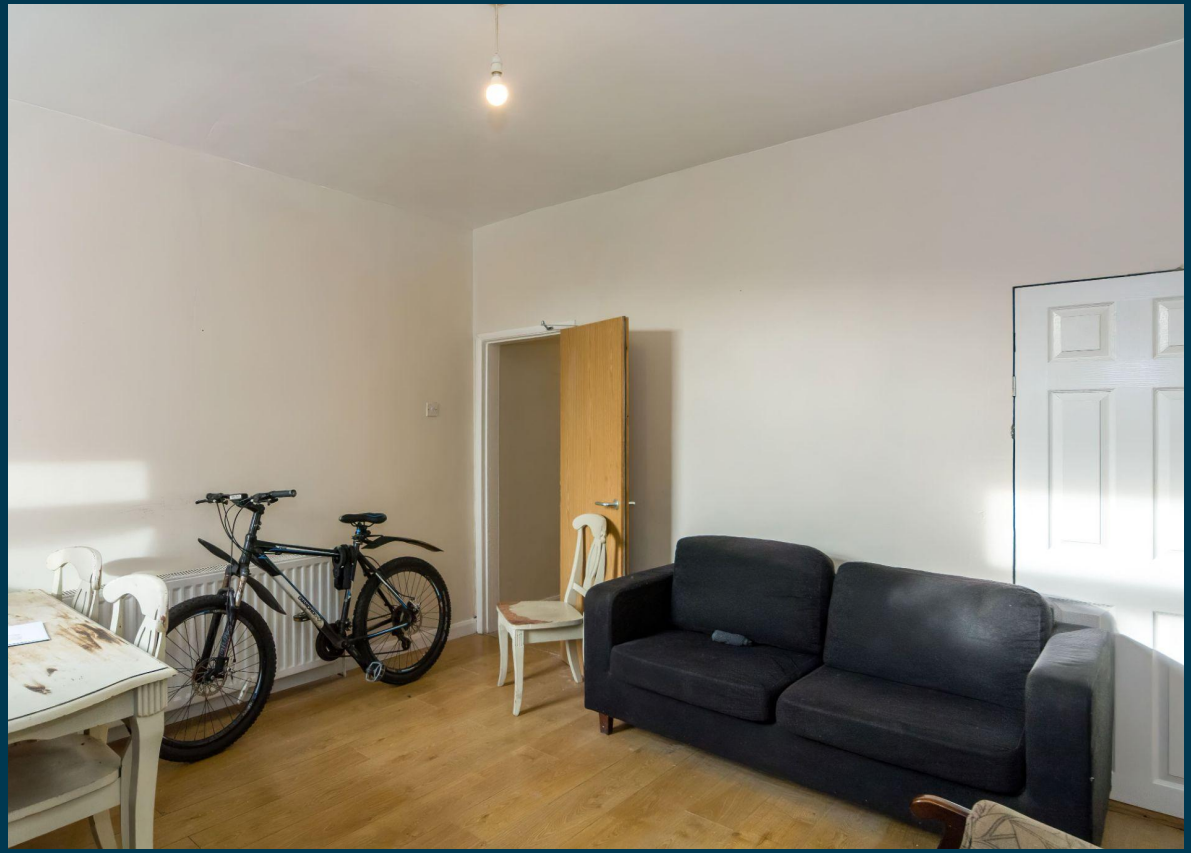
Stanley Street, Grimsby, DN32

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Property Key Features

- 4 Bedroom HMO
- 2 Bathrooms
- Private Indoor Space
- Versatile Living Areas
- Factor Fees: £0.00
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £1,907.00
- Market Rent: £2,000.00

Lounge







Kitchen



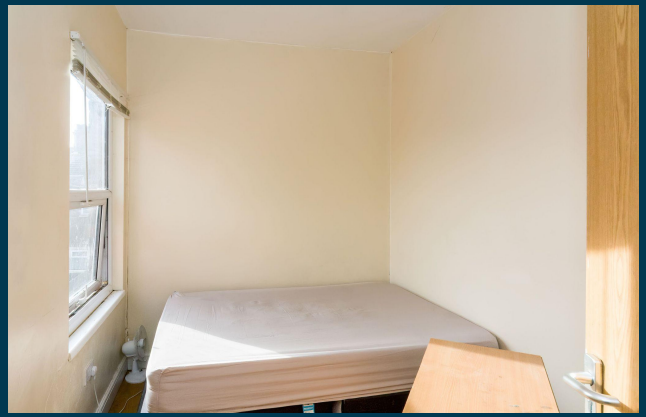




Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 121,000

SDLT Charge	**£6,050**
Legal Fees	**£1,000**
Total Investment	**£128,050**

Outlay figures based on assumed cash purchase of 121,000.

Projected Investment Return



The monthly rent of this property is currently set at £1,907 per calendar month but the potential market rent is £ 2,000

Returns Based on Rental Income	£1,907.00	£2,000.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£190.70	£200.00
Total Monthly Costs	£205.70	£215.00
Monthly Net Income	£1,701.30	£1,785.00
Annual Net Income	£20,415.60	£21,420.00
Net Return	15.94%	16.73%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£17,420**
Net Return	**13.60%**

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

4 bedroom terraced house for sale

+ Add to report

Roberts Street, Grimsby

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 2 May 2025 (48 days) by Argyle Estate Agents, Cleethorpes



£120,000

4 bedroom terraced house for sale

+ Add to report

Park Street, Grimsby, N E Lincs, DN32

CURRENTLY ADVERTISED

Marketed from 10 Feb 2025 by Relo Estate Agents, Covering Grimsby

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within 2 years**
- Payment history: **On time for the length of tenancy**

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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Stanley Street, Grimsby, DN32

PROPERTY ID: 222124799

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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