

LET PROPERTY PACK

INVESTMENT INFORMATION

Millfields, Caistor, Market
Rasen, LN7

227542937

 www.letproperty.co.uk





Property Description

Our latest listing is in Millfields, Caistor, Market Rasen, LN7

This property has a potential to rent for **£947** which would provide the investor a Gross Yield of **6.0%** 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 bedroom

2 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £947

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £189,500.00 and borrowing of £142,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,500.00

25% Deposit	£47,375.00
SDLT Charge	£10,765
Legal Fees	£1,000.00
Total Investment	£59,140.00

Projected Investment Return



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



The potential monthly rent of this property is currently set at

£ 947

Returns Based on Rental Income	£947
Mortgage Payments on £142,125.00 @ 5%	£592.19
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£94.70
Total Monthly Costs	£701.89
Monthly Net Income	£245.11
Annual Net Income	£2,941.35
Net Return	4.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,047.35**
Adjusted To

Net Return **1.77%**

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

Annual Net Income **£98.85**
Adjusted To

Net Return **0.17%**

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 £200,000.



£200,000

3 bedroom semi-detached house for sale

Chapel Street, Caistor

NO LONGER ADVERTISED

Marketed from 12 Dec 2022 to 21 Dec 2022 (8 days) by Newton Fallowell, Brigg

+ Add to report



£198,000

3 bedroom semi-detached house for sale

Millfields, Caistor, LN7

CURRENTLY ADVERTISED

Marketed from 20 Mar 2026 by Lovelle Estate Agency, Market Rasen

+ 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 letting team at **Let Property Management**.



£950 pcm

3 bedroom detached house

Market Rasen Road, Holton Le Moor, LN7

NO LONGER ADVERTISED

Marketed from 13 May 2025 to 13 May 2025 by Lovelle Estate Agency, Market Rasen

+ Add to report



£950 pcm

3 bedroom barn conversion

Rothwell

NO LONGER ADVERTISED

Marketed from 12 Feb 2025 to 12 Feb 2025 by Perkins George Mawer & Co., Market Rasen

+ Add to report

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: **None**
- ✓ Standard Tenancy Agreement In Place: **None**
- ✓ Fully compliant tenancy: **None**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **None**
- ✓ Payment history: **None**

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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