

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterloo Road,
Mablethorpe, LN12

213801210

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterloo Road, Mablethorpe, LN12

Get instant cash flow of **£3,188** per calendar month with a **15.9%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

7 Bedrooms

2 Bathrooms and 3 WC's

Spacious Lounge

Fully-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,188

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 240,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £60,000.00 |
| SDLT Charge | £14,300 |
| Legal Fees | £1,000.00 |
| Total Investment | £75,300.00 |

Projected Investment Return



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



The monthly rent of this property is currently set at £3,188 per calendar month.

| | |
|---------------------------------------|-------------------|
| Returns Based on Rental Income | £3,188 |
| Mortgage Payments on £180,000.00 @ 5% | £750.00 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £318.80 |
| Total Monthly Costs | £1,083.80 |
| Monthly Net Income | £2,104.20 |
| Annual Net Income | £25,250.40 |
| Net Return | 33.53% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£18,874.40**

Net Return **25.07%**

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

Annual Net Income Adjusted To **£21,650.40**

Net Return **28.75%**

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 £225,000.



6 bedroom semi-detached house for sale

Victoria Road, Mablethorpe, LN12

CURRENTLY ADVERTISED

Marketed from 9 Jan 2026 by Lovelle, Mablethorpe

£225,000

[+ Add to report](#)



5 bedroom detached house for sale

Seaholme Road, Mablethorpe

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Mar 2025 to 14 Jan 2026 (314 days) by Choice Properties, Mablethorpe

£209,950

[+ 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: **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 the last 2 years**

 Payment history: **On time for 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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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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