

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waterloo Road,  
Mablethorpe, LN12

214156940

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Waterloo Road, Mablethorpe, LN12

Get instant cash flow of **£2,875** per calendar month with a **14.4%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **15.0%** 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

**6 Bedrooms**

**5 Bathrooms**

**Observatory**

**Large Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,875**

**Market Rent: £3,000**

# Kitchen





# Bedrooms



# Bathroom





# Exterior





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



The monthly rent of this property is currently set at £2,875 per calendar month but the potential market rent is

£ 3,000



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



Returns Based on Rental Income	£2,875	£3,000
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	£287.50	£300.00
Total Monthly Costs	£1,052.50	£1,065.00
Monthly Net Income	£1,822.50	£1,935.00
Annual Net Income	£21,870.00	£23,220.00
Net Return	29.04%	30.84%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£17,220.00**  
Adjusted To

Net Return                      **22.87%**

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

Annual Net Income      **£19,620.00**  
Adjusted To

Net Return                      **26.06%**

# 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 £325,000.



£325,000

## 4 bedroom detached house for sale

Wellington Road, Mablethorpe

CURRENTLY ADVERTISED

Marketed from 4 Dec 2024 by Choice Properties, Mablethorpe

+ Add to report



£325,000

## 5 bedroom house for sale

Victoria Road, Mablethorpe, Lincolnshire, LN12

NO LONGER ADVERTISED

Marketed from 20 Apr 2023 to 5 Aug 2024 (472 days) by YOUR MOVE Ian McCarthy, Sutton-On-Sea

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,476 based on the analysis carried out by our letting team at **Let Property Management**.



£3,467 pcm

## 3 bedroom semi-detached house

+ Add to report

Bolingbroke Road, Cleethorpes, DN35

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 14 Dec 2024 (79 days) by OpenRent, London



£3,333 pcm

## Terraced house

+ Add to report

Grantham Drive, Skegness, Lincolnshire, PE25

CURRENTLY ADVERTISED

Marketed from 14 Oct 2024 by PYGOTT & CRONE COMMERCIAL, Lincoln

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

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.



**LETPROPERTY**