

LET PROPERTY PACK

INVESTMENT INFORMATION

Crowland Avenue,
Grimsby, DN34 5JT

218255212

 www.letproperty.co.uk





Property Description

Our latest listing is in Crowland Avenue, Grimsby, DN34 5JT

Get instant cash flow of **£650** per calendar month with a **6.09%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.91%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £950

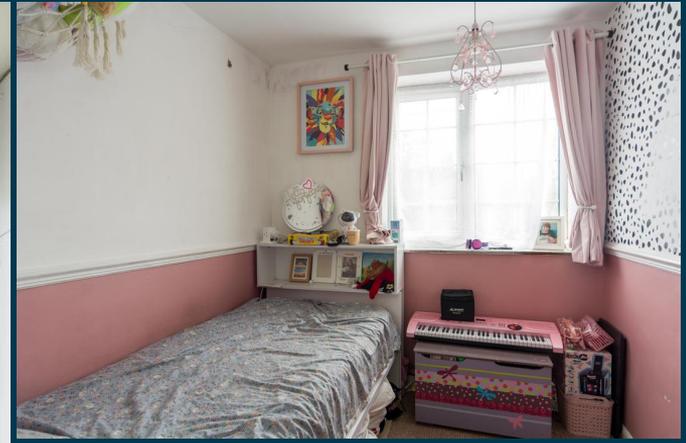
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 950



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



Returns Based on Rental Income	£650	£950
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£95.00
Total Monthly Costs	£539.38	£569.38
Monthly Net Income	£110.63	£380.63
Annual Net Income	£1,327.50	£4,567.50
Net Return	2.92%	10.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,667.50**
Adjusted To

Net Return **5.86%**

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

Annual Net Income **£2,362.50**
Adjusted To

Net Return **5.19%**

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 £149,950.



£149,950

3 bedroom end of terrace house for sale

+ Add to report

Phyllis Avenue, Grimsby, DN34

CURRENTLY ADVERTISED SOLD STC

Marketed from 1 May 2025 by Lovelle, Grimsby

End of terrace house | Three bedrooms | Two reception rooms | New windows and roof 2019 | Modern ...



£149,000

3 bedroom end of terrace house for sale

+ Add to report

FLETCHER ROAD, GRIMSBY

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Nov 2024 to 17 May 2025 (170 days) by Martin Maslin, Grimsby

Set within lovely mature large gardens enjoying seating areas lawns and a generous private drivew...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property**

Management



£995 pcm

3 bedroom end of terrace house

+ Add to report

203 Hull Road, HU4 7RX

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 18 Oct 2024 (21 days) by Ultralets, Beverley

Three-bedroom end of terrace house with stunning country views now available in Anlaby Commons



£980 pcm

3 bedroom end of terrace house

+ Add to report

Sheldon Road, Scartho Top, DN33

CURRENTLY ADVERTISED

Marketed from 1 Jul 2025 by Relo Estate Agents, Covering Grimsby

End Terraced | Modern Finish Throughout | Off Road Parking | Rear Garden | Total Income Required ...

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**

 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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