

LET PROPERTY PACK

INVESTMENT INFORMATION

Brereton Avenue,
Cleethorpes, DN35

219732982

 www.letproperty.co.uk





Property Description

Our latest listing is in Brereton Avenue, Cleethorpes, DN35

Get instant cash flow of **£695** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

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...



Brereton Avenue,
Cleethorpes, DN35

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Property Key Features

3 Bedrooms

1 Bathroom

Expansive Lounge

Spacious Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 750



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



Returns Based on Rental Income	£695	£750
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£69.50	£75.00
Total Monthly Costs	£406.38	£411.88
Monthly Net Income	£288.63	£338.13
Annual Net Income	£3,463.50	£4,057.50
Net Return	10.86%	12.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,557.50**
Adjusted To

Net Return **8.02%**

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

Annual Net Income **£2,512.50**
Adjusted To

Net Return **7.88%**

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 £185,000.



£185,000

3 bedroom semi-detached house for sale

+ Add to report

Queen Mary Avenue, Cleethorpes, DN35

CURRENTLY ADVERTISED

Marketed from 19 May 2025 by Jackson Green and Preston, Grimsby



£110,000

3 bedroom terraced house for sale

+ Add to report

Brereton Avenue, Cleethorpes

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Apr 2025 by Roost Estate Agents, Cleethorpes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom semi-detached house

Grimsby Road, Cleethorpes

NO LONGER ADVERTISED

Marketed from 8 Jul 2025 to 24 Jul 2025 (16 days) by Affitto Estate Agents, Leicester

+ Add to report



£850 pcm

3 bedroom semi-detached house

Queen Mary Avenue, Cleethorpes, DN35

NO LONGER ADVERTISED

Marketed from 8 Jul 2024 to 29 Jul 2024 (20 days) by Lovelle Estate Agency, Grimsby

+ Add to report

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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