

LET PROPERTY PACK

INVESTMENT INFORMATION

Sidney Street, Cleethorpes,
DN35

224281301

 www.letproperty.co.uk





Property Description

Our latest listing is in Sidney Street, Cleethorpes, DN35

Get instant cash flow of **£400** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£585** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Sidney Street,
Cleethorpes, DN35

224281301



Property Key Features

3 bedroom

1 bathroom

Spacious Kitchen

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £585

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £60,000.

ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge **£3,000**

Legal Fees **£1,000**

Total Investment **£64,000**

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 585



Returns Based on Rental Income	£400	£585
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£58.50
Total Monthly Costs	£55.00	£73.50
Monthly Net Income	£345.00	£511.50
Annual Net Income	£4,140.00	£6,138.00
Net Return	6.47%	9.59%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,968**
Adjusted To

Net Return **7.76%**



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 £80,000.



£80,000

3 bedroom terraced house for sale

+ Add to report

Sidney Street, Cleethorpes, N.E. Lincs, DN35 7NQ

NO LONGER ADVERTISED

Marketed from 26 Jul 2022 to 27 Oct 2022 (92 days) by Bettles, Miles & Holland, Cleethorpes



£75,000

3 bedroom terraced house for sale

+ Add to report

Sidney Street, Cleethorpes, DN35

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jul 2021 to 25 Feb 2022 (219 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom semi-detached house

+ Add to report

Sidney Street, Cleethorpes, DN35

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 20 Dec 2025 (30 days) by OpenRent, London



£600 pcm

3 bedroom terraced house

+ Add to report

Sidney Street, Cleethorpes, Lincolnshire, DN35

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 7 Nov 2025 (65 days) by Jackson Green & Preston, Grimsby

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: **5 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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Sidney Street, Cleethorpes, DN35

PROPERTY ID: 224281301

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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