

LET PROPERTY PACK

INVESTMENT INFORMATION

Isaacs Hill, Cleethorpes,
DN35

225042302

 www.letproperty.co.uk





Property Description

An excellent opportunity to acquire a fully operational serviced accommodation portfolio comprising nine studio apartments currently operated as Airbnb-style short-term rentals. The business generates very strong returns, supported by accounts publicly filed on government websites, providing transparency and confidence for investors.

The portfolio consists of five double studios and four single studios, offering a well-balanced mix that attracts a wide range of guests including tourists, contractors and business travellers. This configuration helps maintain consistent occupancy levels and strong nightly income throughout the year.

The units are already successfully established within the short-term rental market, allowing a buyer to step into a ready-made income-producing operation from day one. For investors seeking returns significantly stronger than traditional buy-to-let, this portfolio offers a compelling opportunity with proven performance and immediate cash flow.

Opportunities to acquire multiple serviced accommodation units with verified trading history are rarely available, making this an attractive proposition for investors looking to expand within the short-stay sector or secure a high-yield property investment.



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Property Key Features

9-room Investment Portfolio

9 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

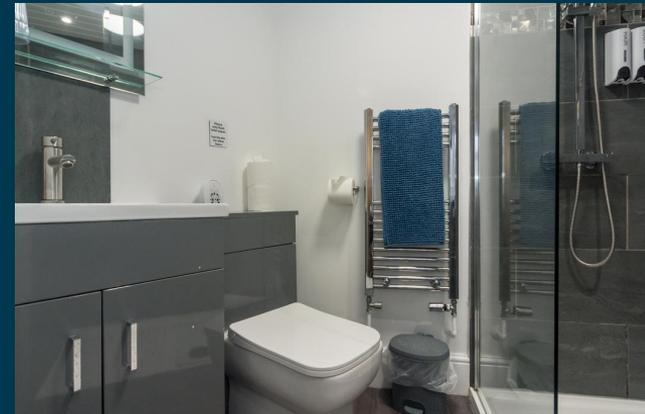
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 350,000.00

25% Deposit	£87,500.00
SDLT Charge	£25,000
Legal Fees	£1,000.00
Total Investment	£113,500.00

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 £620,000.



£620,000

13 bedroom terraced house for sale

Albert Road, Cleethorpes

NO LONGER ADVERTISED

Marketed from 15 Jun 2023 to 7 Jul 2023 (21 days) by Roost Estate Agents, Cleethorpes

+ Add to report



£399,950

9 bedroom terraced house for sale

Isaacs Hill, Cleethorpes

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 24 Aug 2023 (13 days) by Roost Estate Agents, Cleethorpes

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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?

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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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