

LET PROPERTY PACK

INVESTMENT INFORMATION

Farebrother Street, DN32

224873912

 www.letproperty.co.uk





Property Description

Our latest listing is in Farebrother Street, DN32

Get instant cash flow of **£630** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£647** which would provide the investor a Gross Yield of **7.4%** 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...



Farebrother Street, DN32

224873912



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £630

Market Rent: £647

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 105,000

SDLT Charge	£5,250
Legal Fees	£1,000
Total Investment	£111,250

Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 647

Returns Based on Rental Income	£630	£647
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£63.00	£64.70
Total Monthly Costs	£78.00	£79.70
Monthly Net Income	£552.00	£567.30
Annual Net Income	£6,624.00	£6,807.60
Net Return	5.95%	6.12%

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 **£5,514**
Adjusted To

Net Return **4.96%**



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 £125,000.



£125,000

3 bedroom terraced house for sale

Farebrother Street, Grimsby, DN32

NO LONGER ADVERTISED

Marketed from 24 Jul 2023 to 10 Aug 2023 (16 days) by Pygott & Crone, Grimsby



£104,950

3 bedroom terraced house for sale

FAREBROTHER STREET, GRIMSBY

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2022 to 15 Sep 2023 (340 days) by Crofts Estate Agents, Cleethorpes

+ Add

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house

Ainslie Street, Grimsby

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Nov 2025 to 2 Jan 2026 (59 days) by Roost Estate Agents, Cleethorpes



£800 pcm

3 bedroom end of terrace house

Scartho Road, Grimsby,

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2016 to 8 Jan 2026 (3648 days) by DDM Residential, Scunthorpe



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: **3 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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Farebrother Street, DN32

PROPERTY ID: 12345678

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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