

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Castle Street, Grimsby,  
DN32

224693449

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Castle Street, Grimsby, DN32

Get instant cash flow of **£780** per calendar month with a **12.6%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **12.6%** 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...**



Castle Street, Grimsby,  
DN32

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## Property Key Features

**Portfolio of 2 Flats in a Terraced House**

**2 Bathrooms**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £1.00 pm**

**Ground Rent: £1.00 pm**

**Lease Length: 69 years**

**Current Rent: £780**

**Market Rent: £780**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 74,000

SDLT Charge	£3,700
Legal Fees	£1,000
Total Investment	£78,700

# Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month but the potential market rent is

£ 780

Returns Based on Rental Income	£780	£780
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£1.00	
Letting Fees	£78.00	£78.00
<b>Total Monthly Costs</b>	<b>£95.00</b>	<b>£95.00</b>
<b>Monthly Net Income</b>	<b>£685.00</b>	<b>£685.00</b>
<b>Annual Net Income</b>	<b>£8,220.00</b>	<b>£8,220.00</b>
<b>Net Return</b>	<b>10.44%</b>	<b>10.44%</b>

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      **£6,660**  
Adjusted To

Net Return                      **8.46%**

# 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 £77,500.



**2 bedroom terraced house for sale**

Castle Street, Grimsby, DN32

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Apr 2024 to 26 Dec 2024 (254 days) by Lovelle, Grimsby

**£77,500**



**2 bedroom terraced house for sale**

Freeston Street, Cleethorpes

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jun 2022 to 24 Nov 2022 (157 days) by METEOR HOMES, Grimsby

**£70,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** [+ Add to report](#)

COLLEGE STREET, CLEETHORPES

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 25 Jun 2025 to 31 Jul 2025 (36 days) by Crofts Estate Agents, Cleethorpes

**£825 pcm**



**2 bedroom apartment** [+ Add to report](#)

Falcon Mews, Cleethorpes, DN35

**NO LONGER ADVERTISED**

Marketed from 7 Feb 2025 to 20 Mar 2025 (41 days) by Relo Estate Agents, Covering Grimsby

**£815 pcm**

# 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: **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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Castle Street, Grimsby, 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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