

**Vacant 3 Bed Terrace House to be converted to a 4  
bed HMO**

**Legsby Avenue , Grimbsy, DN32 0NE**

**Purchase Price = £82,000**

**Finders Fee £3,000**

**Potential Gross Income (As 4 bed) = £15,600 per  
annum**



# [More Pictures](#)

## Great Investment Opportunity!

For a limited time only, we have been able to secure a spacious 3 bedroom terraced house with 3 reception rooms in a fantastic location only a short walking distance from Grimsby town centre. The property can be immediately turned into a 4 bed HMO by converting the downstairs lounge into a bedroom. In addition, there is the potential to also convert the Sitting Room into a bedroom, subject to a HMO license being granted, thereby increasing the Gross income to over £19,200 per annum (£1,600 per month)

## Current Layout – 1195 SQFT

### Ground Floor

- Communal Entrance
- Kitchen
- Dining Room 3.76 x 3.25 m2 (optional bedroom)
- Sitting Room 3.33 x 3.68 m2 (optional bedroom)
- Lounge

### First Floor

- Bedroom 1 3.84 x 4.34 m2
- Bedroom 2 3.68 x 2.72 m2
- Bedroom 3 4.01 x 2.77 m2

## HMO License Info

- HMO license is not required for a 4 bed house , in addition, Grimsby is part of North East Lincolnshire Council which is not subject to Article 4.

## Location

The property is situated:

- 0.5 miles from Grimsby Town Centre
- 0.7 miles from Grimsby Train Station
- 1.2 miles from Grimsby Docks
- 1.5 miles Diana, Princess of Wales Hospital, Grimsby



## Rental

- 1 x £280 pcm
- 1 x £320 pcm
- 2 x £350 pcm
- Rentals are based on room size. Our research shows that similar sized properties in the area are comfortably achieving this level of rental income.
- There is an existing buoyant rental market in the area . Currently, Sparesroom indicates that there are 30 people looking for rooms and 28 rooms available.

## Sold Comparables ( within 1/2 mile)

### [61, Legsby Avenue, Grimsby, North East Lincolnshire DN32 0NE](#)

( However, this is smaller than the above property, as it is 969 sqft)

<b>£85,000</b>	Terraced, Freehold, Residential	01 Nov 2018	3 bedrooms
<b>£33,000</b>	Terraced, Freehold, Residential	06 Oct 2000	

### [76, Legsby Avenue, Grimsby, North East Lincolnshire DN32 0NE](#)

<b>£110,000</b>	Terraced, Freehold, Residential	24 Nov 2017	3 bedrooms
<b>£49,950</b>	Terraced, Freehold, Residential	22 Aug 2003	

**93, Legsby Avenue, Grimsby, North East Lincolnshire DN32 0NE**

**£95,000** Terraced, Freehold, Residential 06 Nov 2017

**£94,000** Terraced, Freehold, Residential

There is also a 6 bed terraced house on Legsby Avenue, licensed HMO, which has sold recently for £140,000 STC . Rental income of £18,290 per annum

## For Sale Comparables ( within 1/2 mile)

### Legsby Avenue, Grimsby, North East Lincolnshire

**£135,000** Terraced, Freehold, Residential 3 bedrooms

### Welholme Road, Grimsby, North East Lincolnshire

**£122,000** Terraced, Freehold, Residential 3 bedrooms

### Welholme Road, Grimsby, North East Lincolnshire

**£114,950** Terraced, Freehold, Residential 3 bedrooms  
Set up a 5 bed HMO

## The Vision

- To purchase the property for £82,000, convert to a 4 bed HMO and earn a healthy cashflow
- To convert to a 5 licensed HMO and potentially refinance against its commercial valuation.

## Cashflow Forecast – 4 Rooms

- Total Rental Income = £1,300 pcm = £15,600 per annum

## Costs to consider:

- Mortgage Cost @ 4% = £205 pcm
- Management @ 10%+Vat = £156 pcm
- Utilities (based on £65 per person pcm)= £260 pcm

## **CASHFLOW AFTER ALL THE ABOVE COSTS 4 Bed**

**Managed= £679 pcm = £8,148 per annum**

**Self Managed = £835 pcm = £10,020 per annum**

## **CASHFLOW AFTER ALL THE ABOVE COSTS 5 Bed**

**Managed= £880 pcm = £10,571 per annum**

**Self Managed = £1073 pcm = £12,880 per annum**

## **Capital Required To Get Involved:**

- **Purchase Price = £82,000**
- **Deposit @ 25% = £20,500**
- **Stamp Duty = £2,460**
- **Legals = £1,000**
- **Sourcing Fee = £3,000**
- **HMO Conversion Costs = £5,000 (however, fire doors are already in place)**

**Total Capital Required = £31,960**

## **The Return On Investment based on an investment of £31,960 4 Bed**

**Managed = 25% MANAGED**

**Self Managed = 31% UNMANAGED**

Return On Investment based on an investment of £31,960 for a 5 Bed

Managed = 33% MANAGED

Self Managed = 40% UNMANAGED

**We are in contact with a local letting who can manage this property allowing  
you a handsfree transaction**

**FIRST TO SEE WILL BUY!**