



Residential Portfolio in

Weelsby Street DN32 8BN and 189
Hainton Ave DN32 9LD, Grimsby,
Lincolnshire, DN32

£170,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Two three-bedroom terraced houses and two one-bedroom flats
- ✓ Current gross rental yield of approximately 13.0%
- ✓ Potential rental income of £26,400 per annum and gross yield of approximately 15.5%
- ✓ Three freehold properties comprising four tenanted

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

An excellent opportunity for investors to acquire a fully tenanted residential portfolio comprising three freehold properties and four individual dwellings, offered for sale as a single lot by auction.

The portfolio comprises two three-bedroom terraced houses at 357 and 367 Weelsby Street, together with a substantial property at 189 Hainton Avenue which has been divided to provide two self-contained one-bedroom flats. The properties occupy established residential locations within Grimsby, conveniently placed for local shops, schools, amenities, public transport links and the town centre.

357 Weelsby Street, registered under Freehold Title HS263278, is a three-bedroom terraced house currently let at £475 per calendar month. The tenancy is presently subject to rent arrears, although Universal Credit payments of £395 per month are paid directly to the managing agent, with the remaining balance payable by the tenant.

367 Weelsby Street, registered under Freehold Title HS308699, provides a further three-bedroom terraced house. The property is currently let at £520 per calendar month and the rental account is understood to be up to date.

189 Hainton Avenue, registered under Freehold Title HS59121, has been divided into two self-contained one-bedroom flats. Both flats are described as being in good general condition and are currently let at £425 per calendar month each, with both rental accounts understood to be up to date. Japanese knotweed has been identified at this property and a quotation of £2,800 has been obtained for a treatment plan, with further information to be made available within the auction legal pack.

The existing rents are understood not to have been reviewed or increased recently and therefore offer potential for future rental growth. It is estimated that, in their present location and condition, the Weelsby Street houses could each command a rent in the region of £600 per calendar month, while the flats at 189 Hainton Avenue could each achieve approximately £500 per calendar month. Subject to the terms of the existing tenancies, the appropriate statutory procedures and prevailing market conditions, this would provide a potential combined rental income of approximately £2,200 per calendar month or £26,400 per annum.

The portfolio currently generates a combined passing rent of £1,845 per calendar month, equivalent to £22,140 per annum, representing a gross yield of approximately 13.0% against the starting bid. If the estimated rental values were achieved, the potential gross yield would increase to approximately 15.5%.

Prospective purchasers should satisfy themselves regarding the tenancy documentation, rental accounts, estimated rental values, condition of the properties, status of the flat conversion and proposed Japanese knotweed treatment plan by inspecting the auction legal pack before bidding.

357 Weelsby Street

Entrance hall, living room, sitting room, kitchen, rear lobby, bathroom, 3 bedrooms and gardens to front and rear.

367 Weelsby Street

Entrance porch, through living room, kitchen, bathroom, first floor landing and 3 bedrooms.

Ground Floor Flat 189 Hainton Avenue

Entrance hall, living room, lobby, bedroom, kitchen and bathroom.

First Floor Flat 189 Hainton Avenue

First floor landing, living room, bedroom, kitchen, bathroom and gardens to front and rear.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Council Tax Band A (Each Property)

This information was obtained on the 20th July 2026 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries.

Price: Starting Bid £170,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: None, On Street

Accommodation

An excellent opportunity for investors to acquire a fully tenanted residential portfolio comprising three freehold properties and four individual dwellings, offered for sale as a single lot by auction

Location

Established residential locations convenient for Grimsby town centre

Council Tax

357 Weelsby - Band A

367 Weelsby - Band A

189 Hainton - Band A

GF Flat - 189 Hainton - Band A

Tenure

Freehold titles, numbers HS263278 (357 Weelsby), HS308699 (367 Weelsby) and HS59121 (189 Hainton)

EPC

357 Weelsby Street, GRIMSBY, DN32 8BN - Rating D

367, Weelsby Street, GRIMSBY, DN32 8BN -- we currently await an updated EPC

Ground Floor Flat, 189 Hainton Avenue, GRIMSBY, DN32 9LD - Rating D

Top Flat, 189 Hainton Avenue, GRIMSBY, DN32 9LD - Rating D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

357 - Floor Plan

367 - Floorplan

189 - Floorplan



Weelsby Street DN32 8BN and 189 Hainton Ave DN32 9LD, Grimsby, Lincolnshire,
DN32

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

