

LET PROPERTY PACK

INVESTMENT INFORMATION

Clench
Street, Southampton,
Hampshire SO14 3GB

208805549

 www.letproperty.co.uk





Property Description

Our latest listing is in Clench Street, Southampton, Hampshire SO14 3GB

Get instant cash flow of **£875** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£976** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Clench
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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Garden Grounds

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £875

Market Rent: £976

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 976



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£875	£976
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£87.50	£97.60
Total Monthly Costs	£624.38	£634.48
Monthly Net Income	£250.63	£341.53
Annual Net Income	£3,007.50	£4,098.30
Net Return	6.30%	8.58%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,146.30**
Adjusted To

Net Return **4.49%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,593.30**
Adjusted To

Net Return **3.34%**

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 £165,000.



£165,000



2 bedroom flat for sale
Clench Street, Southampton, SO14

+ Add to report

CURRENTLY ADVERTISED

****CASH BUYER'S ONLY**** AUSTIN & WYATT are pleased to announce to the market this fantastic 2 doubl...

SOLD PRICE HISTORY

17 Dec 2018	£160,000
10 May 2013	£118,000
28 Jan 2005	£155,000



£160,000



2 bedroom apartment for sale
Clench Street, Southampton, Hampshire

+ Add to report

NO LONGER ADVERTISED

Two double bedroom apartment. | Located 0.9 miles away from an energetic city centre. | Allocated...

SOLD PRICE HISTORY

30 May 2017	£162,500
28 Jul 2004	£145,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

1 bedroom flat

Atlantic Mansions, Southampton, SO14

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1316761

Marketed from 21 May 2024 by OpenRent, London



£1,250 pcm

1 bedroom flat

Bridge Terrace, Albert Road South

+ Add to report

NO LONGER ADVERTISED

AVAILABLE NOW | ALL BILLS INCLUDED | Fully furnished | On Site Laundry Room | Recently decorated ...

Marketed from 10 Jun 2024 to 3 Jul 2024 (22 days) by Morris Dibben, Southampton

Current Tenant Profile




As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **5 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
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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SO14 3GB

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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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