

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Winton Street,  
Southampton, SO14 1LX

208805416

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





## Property Description

Our latest listing is in Winton Street, Southampton, SO14 1LX

Get instant cash flow of **£900** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£1,223** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

**4 bedroom**

**1 bathroom**

**Spacious Lounge**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £900**

**Market Rent: £1,223**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£9,580
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£79,580.00</b>

# Projected Investment Return

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,223



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	£900	£1,223
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£90.00	£122.30
<b>Total Monthly Costs</b>	<b>£967.50</b>	<b>£999.80</b>
<b>Monthly Net Income</b>	<b>-£67.50</b>	<b>£223.20</b>
<b>Annual Net Income</b>	<b>-£810.00</b>	<b>£2,678.40</b>
<b>Net Return</b>	<b>-1.02%</b>	<b>3.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£232.40**  
Adjusted To

Net Return                      **0.29%**

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

Annual Net Income      **-£1,461.60**  
Adjusted To

Net Return                      **-1.84%**

# 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 £595,000.



£595,000

## 4 bedroom terraced house for sale

Calshot Court, Channel Way, Ocean Village, Southampton, SO14

+ Add to report

NO LONGER ADVERTISED

Ocean Village location | Four bedroom townhouse | Integral garage and off road parking | Marina v...

Marketed from 7 Nov 2023 to 20 Mar 2024 (134 days) by Charters, Southampton



£350,000



Floorplan

## 4 bedroom terraced house for sale

Craven Street, Southampton, Hampshire, SO14

+ Add to report

CURRENTLY ADVERTISED

A modern four bed town house located in St Mary's Southampton. This property is close to the City...

### SOLD PRICE HISTORY

4 Nov 2002

£175,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

## 4 bedroom house share

Broad Green, Southampton

+ Add to report

NO LONGER ADVERTISED LET AGREED

Four bedroom House Share | Fully Furnished | All En-Suite Shower Rooms | Close to City Centre & S...

### SOLD PRICE HISTORY

21 Dec 2017	£250,000
30 Apr 2009	£150,000



£2,000 pcm

## 4 bedroom town house

St Marys Street, Southampton

+ Add to report

NO LONGER ADVERTISED LET AGREED

4 bedroom sharer property | Town house stretching over 3 levels | Lounge dining room | Fully equi...

Marketed from 7 Jun 2023 to 26 Jan 2024 (232 days) by Franklin Allan, 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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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.



**LETPROPERTY**