

LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Gosport, PO12

208910707

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Road, Gosport, PO12

Get instant cash flow of **£850** per calendar month with a **5.1%** Gross Yield for investors.

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...



Bury Road, Gosport, PO12

208910707



Property Key Features

1 Bedroom

1 Bathroom

Modern Lounge

Spacious Room

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £850

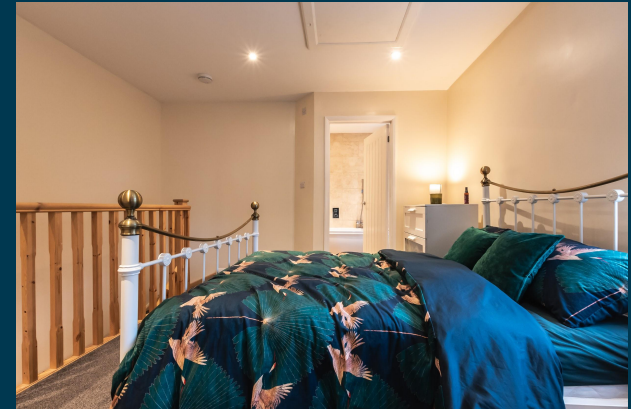
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000

25% Deposit	£50,250.00
SDLT Charge	6030
Legal Fees	£1,000.00
Total Investment	£57,280.00

Projected Investment Return



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	£850
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£85.00
Total Monthly Costs	£728.13
Monthly Net Income	£122
Annual Net Income	£1,463
Net Return	2.55%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£238**

Net Return **-0.41%**

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

Annual Net Income Adjusted To **-£1,553**

Net Return **-2.71%**

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 £177,500.



£177,500

1 bedroom end of terrace house for sale

Bury Road, Gosport, PO12

+ Add to report

NO LONGER ADVERTISED

ONE BEDROOM END TERRACED HOUSE FOR SALE | CLOSE STOKE ROAD SHOPS | NO FORWARD CHAIN | ALLOCATED P...

Marketed from 13 Feb 2024 to 12 Jul 2024 (149 days) by Fairhalls, Gosport



£140,000

1 bedroom flat for sale

Bury Road, Gosport, Hampshire, PO12

+ Add to report

NO LONGER ADVERTISED

SOLD STC

A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING - Long Lease - Spacious...

Marketed from 11 Feb 2023 to 27 Sep 2023 (227 days) by Mann, Gosport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom end of terrace house

Bury Road, Gosport, PO12

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1995859

Marketed from 21 Feb 2024 to 25 Feb 2024 (3 days) by OpenRent, London



£750 pcm

1 bedroom flat

Bury Road, Gosport, Hampshire, PO12

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE NOW | GROUND FLOOR | COMMUNAL GARDEN | SHARE OF DRIVEWAY | ONE DOUBLE BEDROOM | OPEN PL...

Marketed from 10 Jun 2024 to 24 Jun 2024 (13 days) by Beals, Gosport

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: **2 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.



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