

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queen Street, Portsmouth,  
PO1

209169639

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





## Property Description

Our latest listing is in Queen Street, Portsmouth, PO1

Get instant cash flow of **£1,200** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Queen Street,  
Portsmouth, PO1

209169639



## Property Key Features

**2 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £2,448 per year**

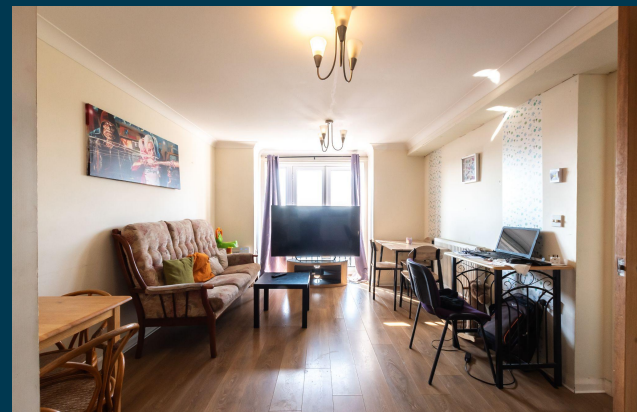
**Ground Rent: TBC**

**Lease Length: 990 years**

**Current Rent: £1,200**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 195,000.00

25% Deposit	<b>£48,750.00</b>
Stamp Duty ADS @ 6%	<b>£11,700.00</b>
LBTT Charge	<b>£1,000</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£62,450.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,200	£1,400
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£2,448 per year	
Ground Rent	TBC	
Letting Fees	£120.00	£140.00
<b>Total Monthly Costs</b>	<b>£948.38</b>	<b>£968.38</b>
<b>Monthly Net Income</b>	<b>£251.63</b>	<b>£431.63</b>
<b>Annual Net Income</b>	<b>£3,019.50</b>	<b>£5,179.50</b>
<b>Net Return</b>	<b>4.84%</b>	<b>8.29%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,379.50**  
Adjusted To

Net Return                      **3.81%**

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


Annual Net Income      **£2,254.50**  
Adjusted To

Net Return                      **3.61%**

# 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 £225,000.



**2 bedroom flat share for sale** [+ Add to report](#)


Cross Street Portsmouth

**CURRENTLY ADVERTISED**


Marketed from 8 Aug 2024 by Jeffries & Dibbens Estate and Lettings Agents, Southsea

Cash Buyers Only | Two Bedroom Apartment | No Forward Chain | Off Road Parking | 24 Concierge Ser...

**£250,000**



[View floor plan](#)



**2 bedroom apartment for sale** [+ Add to report](#)


Cross Street, Portsmouth

**CURRENTLY ADVERTISED**

Marketed from 29 May 2024 by Jeffries & Dibbens Estate and Lettings Agents, Southsea

Fourth Floor Apartment | Two Bedrooms | Allocated Parking | Westerly Aspect Balcony | Two Bathroo...

**£250,000**



[View floor plan](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

## 2 bedroom flat

+ Add to report

Cross Street, Portsmouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2024 to 18 Jun 2024 (37 days) by Bernards Estate and Lettings Agents, Southsea Office

TWO BEDROOMS | TWO BATHROOMS | AVAILABLE JUNE | CLOSE TO GUNWHARF | NATURALLY DECORATED | MODERN ...



£1,400 pcm

## 2 bedroom apartment

+ Add to report

Queen Street, PORTSMOUTH

NO LONGER ADVERTISED

LET AGREED






Marketed from 1 May 2024 to 20 Jun 2024 (49 days) by Fox & Sons - Lettings, Portsmouth

2 Bedroom Apartment | Available Now | Recently Refurbished | Modern Kitchen Diner | Modern Bathro...

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years +**
-  Payment history: **On time for length of tenancy**

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.



Queen Street, Portsmouth, PO1

PROPERTY ID: 12345678

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**