


# LET PROPERTY PACK

## INVESTMENT INFORMATION

St Swithun's Rd,  
Bournemouth BH1

217546583

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





## Property Description

Our latest listing is in St Swithun's Rd, Bournemouth BH1

Get instant cash flow of **£4,285** per calendar month with a **9.3%** 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...



St Swithun's Rd,  
Bournemouth BH1

217546583



## Property Key Features

**6 Bedroom HMO +  
Commercial Unit**

**Ensuite Bathrooms**

**Good Condition**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £4,285**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £550,000.00 and borrowing of £412,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 550,000.00

25% Deposit **£137,500.00**

SDLT Charge **£45,000**

Legal Fees **£1,000.00**

**Total Investment £183,500.00**

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£4,285
Mortgage Payments on £412,500.00 @ 5%	£1,718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£428.50
Total Monthly Costs	£2,162.25
Monthly Net Income	£2,122.75
Annual Net Income	£25,473.00
Net Return	13.88%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£16,903.00**  
Adjusted To

Net Return                      **9.21%**

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

Annual Net Income      **£17,223.00**  
Adjusted To

Net Return                      **9.39%**

# 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

## 6 bedroom house for sale

+ Add to report

St Swithuns Road, Bournemouth

NO LONGER ADVERTISED

Marketed from 4 Mar 2024 to 10 Jan 2025 (311 days) by Homes & Steeple, Bournemouth



£425,000

## 7 bedroom flat for sale

+ Add to report

St. Swithuns Road, Bournemouth

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 May 2024 to 9 Apr 2025 (334 days) by Enfields, Bournemouth



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,025 based on the analysis carried out by our letting team at **Let Property Management**.



£4,025 pcm

## 7 bedroom detached house

+ Add to report

Charminster, Bournemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Oct 2023 to 17 Jun 2024 (247 days) by Enfields, Bournemouth



£3,300 pcm

## 6 bedroom property

+ Add to report

Holdenhurst Road, Bournemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2023 to 17 Jun 2024 (208 days) by Enfields, Bournemouth

# 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.



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

St Swithun's Rd, Bournemouth BH1

217546583

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**