

LET PROPERTY PACK

INVESTMENT INFORMATION

Lowtherville Road,
Ventnor, PO38

220504130

 www.letproperty.co.uk





Property Description

Our latest listing is in Lowtherville Road, Ventnor, PO38

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 bedrooms

1 bathrooms

Spacious rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,150

Lounge



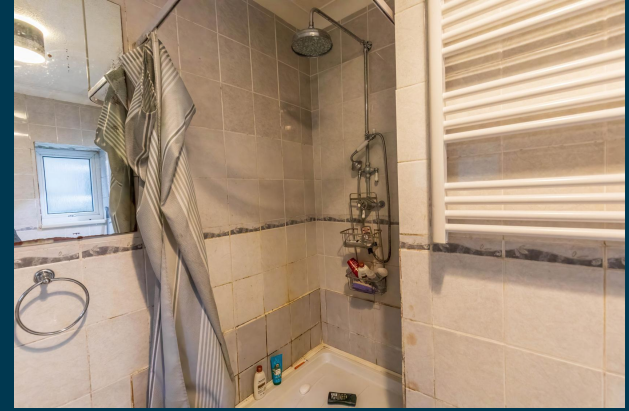
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit **£51,750.00**

SDLT Charge **£11,990**

Legal Fees **£1,000.00**

Total Investment £64,740.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,150

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



Returns Based on Rental Income	£1,150
Mortgage Payments on £155,250.00 @ 5%	£646.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£776.88
Monthly Net Income	£373.13
Annual Net Income	£4,477.50
Net Return	6.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,177.50**
Adjusted To

Net Return **3.36%**

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

Annual Net Income **£1,372.50**
Adjusted To

Net Return **2.12%**

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 £210,000.



£210,000

3 bedroom semi-detached house for sale

Ventnor, Isle of Wight

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Oct 2020 to 14 Apr 2021 (176 days) by Trigghomes, Newport



£200,000

3 bedroom semi-detached house for sale

St. Margarets Glade, Ventnor

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jul 2023 to 19 Oct 2023 (105 days) by Arthur Wheeler Estate Agents, Shanklin

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom semi-detached house

Castle Road Ventnor PO38

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 to 16 Sep 2025 (74 days) by Pittis Lettings, Ryde



£1,100 pcm

3 bedroom semi-detached house

Lowtherville Road, Ventnor, Isle of Wight, PO38

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Nov 2025 to 2 Dec 2025 (21 days) by Hose Rhodes Dickson, Shanklin



Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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