

# LET PROPERTY PACK

## INVESTMENT INFORMATION

White Star Place,  
Southampton, SO14

222757108

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





## Property Description

Our latest listing is in White Star Place, Southampton, SO14

Get instant cash flow of **£1,095** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...



White Star Place,  
Southampton, SO14

222757108



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: £250.00 PM**

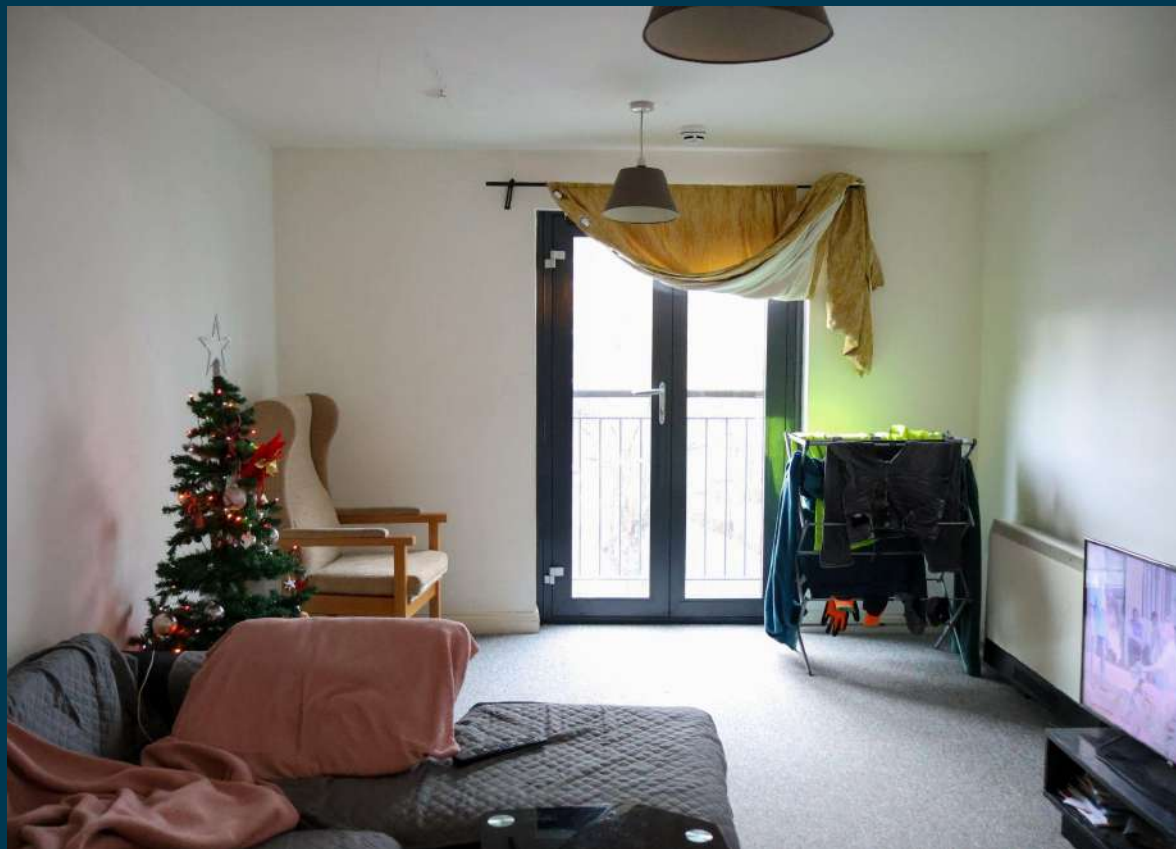
**Ground Rent: £32.50 PM**

**Lease Length: 103 years**

**Current Rent: £1,095**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of 150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 150,000.00**

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | <b>£37,500.00</b> |
| SDLT Charge             | <b>£8,000</b>     |
| Legal Fees              | <b>£1,000.00</b>  |
| <b>Total Investment</b> | <b>£46,500.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £1,095 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        | £1,095           | £1,150           |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75          |                  |
| Est. Building Cover (Insurance)       | £15.00           |                  |
| Approx. Factor Fees                   | £250.00          |                  |
| Ground Rent                           | £32.50           |                  |
| Letting Fees                          | £109.50          | £115.00          |
| <b>Total Monthly Costs</b>            | <b>£875.75</b>   | <b>£881.25</b>   |
| <b>Monthly Net Income</b>             | <b>£219.25</b>   | <b>£268.75</b>   |
| <b>Annual Net Income</b>              | <b>£2,631.00</b> | <b>£3,225.00</b> |
| <b>Net Return</b>                     | <b>5.66%</b>     | <b>6.94%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£925.00**  
Adjusted To

Net Return                      **1.99%**

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

Annual Net Income      **£1,365.00**  
Adjusted To

Net Return                      **2.94%**

# 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 £145,000.



£145,000

## 2 bedroom flat for sale

+ Add to report

Whitestar Place, Southampton

CURRENTLY ADVERTISED

Marketed from 2 Oct 2025 by Pure Estate Agents, West End

Neutral contemporary decor throughout | Excellent city centre location | Spacious reception with ...



£145,000

## 2 bedroom apartment for sale

+ Add to report

White Star Place, Southampton, Hampshire

CURRENTLY ADVERTISED

Marketed from 2 Oct 2025 by Leaders Waterside Properties Sales, Ocean Village

Top Floor Apartment (No Lift) | Sitting Room | Juliet Balcony | Modern Kitchen | Two Bedrooms | T

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom flat

+ Add to report

White Star Place, SOUTHAMPTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2025 to 6 Nov 2025 (29 days) by Fox & Sons - Lettings, Southampton

Top floor apartment | City centre location | Furnished | En suite to master | Spacious Living Room



£1,200 pcm

## 2 bedroom apartment

+ Add to report

White Star Place, SOUTHAMPTON

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 7 Apr 2025 (12 days) by Connells Lettings, Shirley

ZERO DEPOSIT OPTION AVAILABLE | AVAILABLE NOW! | TWO BEDROOM APARTMENT | LARGE LIVING

# 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: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within 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.



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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.

