

LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Gasport, PO12

224981724

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Road, Gasport, PO12

Get instant cash flow of **£6,965** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£7,050** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

Portfolio of 6 Studios and 3 One-Bedroom Apartments

9 Bathrooms

Well-Equipped Kitchens

Spacious Living Spaces

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £6,965

Market Rent: £7,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,322,000.00 and borrowing of £991,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,322,000.00

25% Deposit	£330,500.00
SDLT Charge	£142,050
Legal Fees	£1,000.00
Total Investment	£473,550.00

Projected Investment Return



The monthly rent of this property is currently set at £6,965 per calendar month but the potential market rent is

£ 7,050



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



Returns Based on Rental Income	£6,965	£7,050
Mortgage Payments on £991,500.00 @ 5%	£4,131.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£696.50	£705.00
Total Monthly Costs	£4,842.75	£4,851.25
Monthly Net Income	£2,122.25	£2,198.75
Annual Net Income	£25,467.00	£26,385.00
Net Return	5.38%	5.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,285.00**
Adjusted To

Net Return **2.59%**

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

Annual Net Income **£6,555.00**
Adjusted To

Net Return **1.38%**

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 £1,250,000.



£1,250,000

5 bedroom detached house for sale

+ Add to report

Crescent Road, Alverstoke, PO12

NO LONGER ADVERTISED

Marketed from 14 Feb 2025 to 5 Mar 2025 (18 days) by Fenwicks Estate Agents, Gosport



£1,200,000

5 bedroom detached house for sale

+ Add to report

Monckton Road, Alverstoke

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 11 Sep 2024 (118 days) by Taylor Hill & Bond, Titchfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,750 based on the analysis carried out by our letting team at **Let Property Management**.



£7,750 pcm

6 bedroom detached house

+ Add to report

Chapel Lane, West Wittering, Chichester, West Sussex, PO20

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 to 14 Dec 2024 (61 days) by Tod Anstee, Chichester



£7,647 pcm

11 bedroom house

+ Add to report

St. Andrews Road, Southsea

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 19 Mar 2024 (28 days) by Oliver Haggard, Portsmouth

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 the last 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.



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