

LET PROPERTY PACK

INVESTMENT INFORMATION

Winton Street, Southampton, SO14 1LX

208805416











Property Description

Our latest listing is in Winton Street, Southampton, SO14 1LX

Get instant cash flow of £900 per calendar month with a 3.9% Gross Yield for investors.

This property has a potential to rent for £1,223 which would provide the investor a Gross Yield of 5.3% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Winton Street, Southampton, SO14 1LX



4 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £900

Market Rent: £1,223

208805416

Lounge







Kitchen







Bedrooms









Bathroom





Exterior









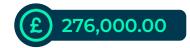
Initial Outlay





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£69,000.00**

SDLT Charge £9,580

Legal Fees £1,000.00

Total Investment £79,580.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is



| Returns Based on Rental Income | £900 | £1,223 |
|---------------------------------------|----------|-----------|
| Mortgage Payments on £207,000.00 @ 5% | £862.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | ТВС | |
| Letting Fees | £90.00 | £122.30 |
| Total Monthly Costs | £967.50 | £999.80 |
| Monthly Net Income | -£67.50 | £223.20 |
| Annual Net Income | -£810.00 | £2,678.40 |
| Net Return | -1.02% | 3.37% |

Return Stress Test Analysis Report





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

Annual Net Income

£232.40

Adjusted To

Net Return

0.29%

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

Annual Net Income

-£1,461.60

Adjusted To

Net Return

-1.84%

Sale Comparables Report



+ Add to report

+ Add to 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

4 bedroom terraced house for sale

Calshot Court, Channel Way, Ocean Village, Southampton, SO14

NO LONGER ADVERTISED

Ocean Village location | Four bedroom townhouse | Integral garage and off road parking | Marina v...

Marketed from 7 Nov 2023 to 20 Mar 2024 (134 days) by Charters, Southampton



£350,000

Floorplan

4 bedroom terraced house for sale

Craven Street, Southampton, Hampshire, SO14

CURRENTLY ADVERTISED

A modern four bed town house located in St Mary's Southampton. This property is close to the City...

SOLD PRICE HISTORY

4 Nov 2002 £175,000

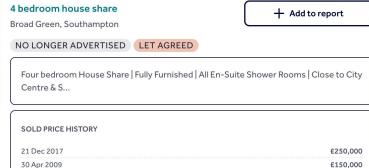
Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property**Management.



£2,250 pcm





£2,000 pcm

4 bedroom town house

St Marys Street, Southampton

NO LONGER ADVERTISED LET AGREED

4 bedroom sharer property \mid Town house stretching over 3 levels \mid Lounge dining room \mid Fully equi...

+ Add to report

Marketed from 7 Jun 2023 to 26 Jan 2024 (232 days) by Franklin Allan, Southampton

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Winton Street, Southampton, SO14 1LX



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.