


LET PROPERTY PACK

INVESTMENT INFORMATION

Craven Street,
Southampton, Hampshire
SO14

208805533

 www.letproperty.co.uk





Property Description

Our latest listing is in Craven Street, Southampton, Hampshire SO14

Get instant cash flow of **£695** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

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...



Craven Street,
Southampton,
Hampshire SO14

208805533



Property Key Features

2 Bedrooms

1 Bathroom

Modern Lounge

Driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 102 years

Current Rent: £695

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000

25% Deposit	£43,000.00
SDLT Charge	5160
Legal Fees	£1,000.00
Total Investment	£49,160.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 875

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.



Returns Based on Rental Income	£695	£875
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£69.50	£87.50
Total Monthly Costs	£622.00	£640.00
Monthly Net Income	£73	£235
Annual Net Income	£876	£2,820
Net Return	1.78%	5.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,070**
Adjusted To

Net Return **2.18%**

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

Annual Net Income **£240**
Adjusted To

Net Return **0.49%**

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 £165,000.



£165,000

2 bedroom flat for sale

Craven Street, Southampton, Hampshire, SO14

+ Add to report

CURRENTLY ADVERTISED

This unique, two bedroom duplex apartment offers spacious and airy accommodation over two floors,...

SOLD PRICE HISTORY



£140,000

2 bedroom flat for sale

Craven Street, Southampton, Hampshire, SO14

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Two Double Bedrooms | Close Proximity To City Centre | Split Level Apartment | No Forward Chain |...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Craven Street, St Marys, Southampton SO14

+ Add to report

NO LONGER ADVERTISED

LET AGREED

FIRST FLOOR FLAT | PERFECT FOR TWO SHARERS | MODERN KITCHEN WITH APPLIANCES | CLOSE TO CITY CENTR...

SOLD PRICE HISTORY



£695 pcm

2 bedroom flat

Craven Street, Southampton, SO14

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Modern 2 Bedroom Flat | Second Floor | Furnished | Living/Dining Room | Modern Fitted Kitchen | D...

SOLD PRICE HISTORY

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.



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SO14

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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.



LETPROPERTY