


LET PROPERTY PACK

INVESTMENT INFORMATION

Hawkeswood Road,
Southampton, SO18

208805563

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawkeswood Road, Southampton, SO18

Get instant cash flow of **£1,700** per calendar month with a **4.4%** Gross Yield for investors. This property has a potential to rent for **£1,800** which would provide the investor a Gross Yield of **4.7%** if the rent was increased to market rate.

With a tenant currently situated,. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors por tfolio.

Don't miss out on this fantastic investment oppor tunity...



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Property Key Features

4 Bedroom

2 Bathroom

Allocated Parking Available

Multi-Unit Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 128 years

Current Rent: £1,700

Market Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit £ 115,000.00

SDLT Charge £24 , 300

Legal Fees £ 1,000.00

Total Investment £ 140, 300.00

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 £1,700 per calendar month but the potential market rent is

£1,800

Returns Based on Rental Income	£1,700	£1,800
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£170.00	£180.00
Total Monthly Costs	£1,622.50	£1,632.50
Monthly Net Income	£77.50	£167.50
Annual Net Income	£930.00	£2,010.00
Net Return	0.66%	1.43%

Return Stress Test Analysis Report



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

Annual Net Income	-£1,590.00
Adjusted To	
Net Return	-1.13%

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

Annual Net Income	-£4,890.00
Adjusted To	
Net Return	-3.49%

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 £480,000.00.



£490,000



Floorplan

4 bedroom semi-detached house for sale

Belmont Road, Southampton, Hampshire, SO17

+ Add to report

NO LONGER ADVERTISED

Morris Dibben are delighted to bring to market this stunning semi detached home of character and ...

Marketed from 31 Jul 2023 to 21 Dec 2023 (142 days) by Morris Dibben, Southampton



£480,000



Floorplan

4 bedroom semi-detached house for sale

Bond Road, Southampton

+ Add to report

NO LONGER ADVERTISED

Four good bedrooms | Elevated location | Viewing highly recommended | Main bathroom and en-suite ...

SOLD PRICE HISTORY

4 Jul 2022	£487,500
9 Jan 2017	£425,000

Marketed from 25 May 2021 to 20 Nov 2021 (178 days) by Yopa, South East & London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

4 bedroom house

Earls Road, Southampton

+ Add to report

NO LONGER ADVERTISED LET AGREED

****STUDENT OR SHARERS PROPERTY**** | Four double bedrooms | Two bathrooms | Communal lounge | Kitch...

SOLD PRICE HISTORY

30 Sep 2022	£230,000
15 Jun 2012	£150,000
11 Mar 2004	£141,000

Marketed from 28 Oct 2022 to 3 Jan 2023 (66 days) by Morris Dibben, Southampton



£1,800 pcm

4 bedroom private halls

Northcote Road, Southampton

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUDENT HOUSE | Four double bedrooms | Close to local amenities | 0.5 mile walk to University of S...

SOLD PRICE HISTORY

14 Jul 2016	£210,000
29 Oct 2003	£158,000
24 Nov 2000	£93,500



Floorplan

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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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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