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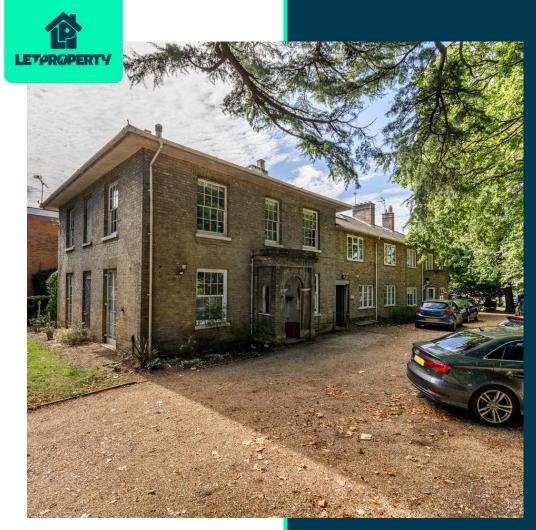
LET PROPERTY PACK

INVESTMENT INFORMATION

Anglesea Road, Southampton, SO15

210210429

www.letproperty.co.uk



Property Description

Our latest listing is in Anglesea Road, Southampton, SO15

Get instant cash flow of £950 per calendar month with a 7.6% Gross Yield for investors.

This property has a potential to rent for £985 which would provide the investor a Gross Yield of 7.9% 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 portfolio.

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







Anglesea Road, Southampton, SO15

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2 Bedroom 1 Bathroom Lounge and Kitchen

Property Key Features

Garden Ground Space

Factor Fees: £158.00 pm Ground Rent: £8.00 pm Lease Length: 107 years Current Rent: £950 Market Rent: £985













Bedrooms





Bathroom











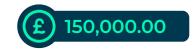
Initial Outlay



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



25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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 £950 per calendar month but the potential market rent is



Returns Based on Rental Income	£950	£985
Mortgage Payments on £112,500.00 @ 5%	£46	8.75
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.00	
Ground Rent	£8.00	
Letting Fees	£95.00	£98.50
Total Monthly Costs	£744.75	£748.25
Monthly Net Income	£205.25	£236.75
Annual Net Income	£2,463.00	<mark>£2,841.00</mark>
Net Return	<mark>5.30%</mark>	<mark>6.11%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£871.00** Adjusted To

Net Return 1.87%

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

Annual Net Income **£687.00** Adjusted To

Net Return

1.48%

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 £200,000.00.

1 million	2 bedroom flat for sale	+ Add to report
	Seacole Gardens, Southampton	
In the second second	(NO LONGER ADVERTISED) SOLD STC	
£200.000	Marketed from 26 Dec 2022 to 4 Sep 2023 (251 days) by C	onnells, Shirley
	Close to Southampton General Hospital Top Floor Aparts Be	ment Two Bedrooms Ensuite to Master
	Sold price history:	View
	21/08/2023	£200,000
Eg View floor pla		£177,000
-	2 bedroom maisonette for sale	+ Add to report
to a second	Tremona Court, Tremona Road, Southampton	
	(NO LONGER ADVERTISED) SOLD STC	
£200,000	Marketed from 29 Nov 2021 to 18 Jun 2022 (200 days) by I	Leaders Sales, Southampton
	Very Well Presented New Carpets & Newly Decorated O	ner Plan Lounde/Diner/Kitchen Two

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.

E975 pcm	2 bedroom semi-detached house + Add to report Church Street, Shirley, Southampton, Southampton, SO15 (NOLONIGER ADVERTISED Marketed from 7 Sep 2021 to 14 Sep 2021 (7 days) by Makeur move.co.uk, National Walking Distance To Southampton General Hospital [Overlooks St. James Park] Low Maintenance Rear		
	Sold price history: 07/10/1999 31/07/1996	Vlew 675,000 648,500	
CE.	2 bedroom apartment Romsey Road, Southampton (NOLONGER ADVERTISED) (LET AGREED)	+ Add to report	
£950 pcm	Marketed from 18 Jan 2024 to 28 Feb 2024 (41 days) by Beals, Shirley TWO BEDROOM APARTMENT [CENTRAL SHIRLEY [KITCHEN/LIVING ROOM BATHROOM/WC] COUNCIL TAX BAND A		



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





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.





Anglesea Road, Southampton, SO15

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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.

Interested in this property investment?

Call us on 0141 478 0985

