

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...



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Garden Ground Space

Factor Fees: £158.00 pm

Ground Rent: £8.00 pm

Lease Length: 107 years

Current Rent: £950

Market Rent: £985

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



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

£ 150,000.00

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

£ 985

Returns Based on Rental Income	£950	£985
Mortgage Payments on £112,500.00 @ 5%	£468.75	
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	£2,841.00
Net Return	5.30%	6.11%

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.



£200,000



[View floor plan](#)

2 bedroom flat for sale


Seacole Gardens, Southampton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Dec 2022 to 4 Sep 2023 (251 days) by Connells, Shirley

Close to Southampton General Hospital | Top Floor Apartment | Two Bedrooms | Ensuite to Master Be...

Sold price history:	View
21/08/2023	£200,000
20/03/2018	£177,000



£200,000

2 bedroom maisonette for sale

Tremona Court, Tremona Road, Southampton

NO LONGER ADVERTISED **SOLD STC**



Marketed from 29 Nov 2021 to 18 Jun 2022 (200 days) by Leaders Sales, Southampton

Very Well Presented | New Carpets & Newly Decorated | Open Plan Lounge/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**.

	<div>2 bedroom semi-detached house<div>+ Add to report</div></div> <div>Church Street, Shirley, Southampton, Southampton, SO15</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 7 Sep 2021 to 14 Sep 2021 (7 days) by Makeurmove.co.uk, National</div> <div>Walking Distance To Southampton General Hospital Overlooks St James Park Low Maintenance Rear...</div> <div><div>Sold price history:</div><div><div>07/10/1999</div><div>31/07/1996</div></div><div><div>View</div><div>£75,000</div><div>£48,500</div></div></div>
<div>Available From 1st Nov</div> 	<div>2 bedroom apartment<div>+ Add to report</div></div> <div>Romsey Road, Southampton</div> <div>NO LONGER ADVERTISED LET AGREED</div> <div>Marketed from 18 Jan 2024 to 28 Feb 2024 (41 days) by Beals, Shirley</div> <div>TWO BEDROOM APARTMENT CENTRAL SHIRLEY KITCHEN/LIVING ROOM BATHROOM/WC COUNCIL TAX BAND A ...</div>

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**



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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