


LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Gosport, PO12

217179707

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Road, Gosport, PO12

Get instant cash flow of **£2,325** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£2,850** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Bury Road, Gosport, PO12

217179707



Property Key Features

3 bedrooms

3 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,325

Market Rent: £2,850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 500,000.00 and borrowing of £375,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 500,000.00

25% Deposit	£125,000.00
SDLT Charge	£40,000
Legal Fees	£1,000.00
Total Investment	£166,000.00

Projected Investment Return



The monthly rent of this property is currently set at £2,325 per calendar month but the potential market rent is

£ 2,850

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,325	£2,850
Mortgage Payments on £375,000.00 @ 5%	£1,562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£232.50	£285.00
Total Monthly Costs	£1,810.00	£1,862.50
Monthly Net Income	£515.00	£987.50
Annual Net Income	£6,180.00	£11,850.00
Net Return	3.72%	7.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,150.00**
Adjusted To

Net Return **3.70%**

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

Annual Net Income **£4,350.00**
Adjusted To

Net Return **2.62%**

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 £550,000.



£550,000

6 bedroom semi-detached house for sale

+ Add to report

Bury Road, Gosport, Hampshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Aug 2023 to 21 May 2024 (278 days) by Chambers Sales and Lettings, Stubbington



£495,000

3 bedroom detached house for sale

+ Add to report

Bury Road, Gosport

CURRENTLY ADVERTISED

Marketed from 8 Apr 2025 by Dimon Estate Agents, Gosport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

4 bedroom detached house

+ Add to report

Mound Close, Alverstoke, Hampshire, PO12

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Sep 2024 to 26 Dec 2024 (90 days) by RPS Estate & Letting Agents, Lee on the Solent



£3,000 pcm

6 bedroom detached house

+ Add to report

Western Way, Alverstoke, Hampshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2024 to 17 Feb 2024 (32 days) by ROK Marsh, Portsmouth

Current Tenant Profile



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

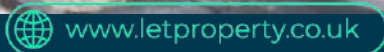


Current term of tenancy: **Moved in within 2 years**



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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