

LET PROPERTY PACK

INVESTMENT INFORMATION

119 Regents Park Road,
Southampton, SO15

219689446

 www.letproperty.co.uk





Property Description

Our latest listing is in 119 Regents Park Road, Southampton, SO15

Get instant cash flow of **£1,075** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,317** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Well-Fitted Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 108 years

Current Rent: £1,075

Market Rent: £1,317

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

Projected Investment Return



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

The monthly rent of this property is currently set at £1,075 per calendar month but the potential market rent is

£ 1,317

Returns Based on Rental Income	£1,075	£1,317
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£107.50	£131.70
Total Monthly Costs	£769.38	£793.58
Monthly Net Income	£305.63	£523.43
Annual Net Income	£3,667.50	£6,281.10
Net Return	5.66%	9.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,647.10**
Adjusted To

Net Return **5.63%**

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

Annual Net Income **£3,176.10**
Adjusted To

Net Return **4.91%**

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 £230,000.



£230,000

2 bedroom apartment for sale

+ Add to report

Regents Park Road, Southampton

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 31 Mar 2025 (74 days) by Fox & Sons, Southampton



£225,000

2 bedroom flat for sale

+ Add to report

113 Regents Park, Regents Park, Southampton, Hampshire, SO15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Jun 2025 by Charters, Southampton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

Regent Park Road, Southampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 11 Aug 2025 (41 days) by Austin & Wyatt Lettings, Southampton

+ Add to report



£1,250 pcm

2 bedroom flat

Regents Park Road, SOUTHAMPTON

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Jul 2025 by Fox & Sons - Lettings, Southampton

+ Add to report

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
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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