

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Campbell Rd, Southsea,  
Portsmouth, PO5 1RW

220864183

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Campbell Rd, Southsea, Portsmouth, PO5 1RW

Get instant cash flow of **£725** per calendar month with a **9.16%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.74%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that 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

**1 Bedroom**

**1 Bathroom**

**Communal Private Parking**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: £16.60 pm**

**Lease Length: 107 years**

**Current Rent: £725**

**Market Rent: £850**

# Lounge





# Kitchen



# Bedrooms

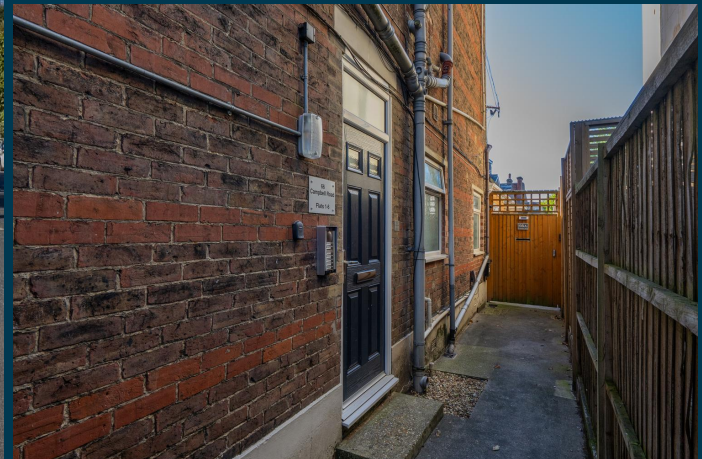


# Bathroom





# Exterior







Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

# 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 £725 per calendar month but the potential market rent is



Returns Based on Rental Income	£725	£850
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£16.60	
Letting Fees	£72.50	£85.00
Total Monthly Costs	£444.73	£457.23
Monthly Net Income	£280.28	£392.78
Annual Net Income	£3,363.30	£4,713.30
Net Return	9.98%	13.99%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,013.30**  
Adjusted To

Net Return                      **8.94%**

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

Annual Net Income      **£3,277.50**  
Adjusted To

Net Return                      **9.73%**



# 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 £120,000.



£120,000

## 1 bedroom flat for sale

Fawcett Road, Southsea

NO LONGER ADVERTISED

Marketed from 18 Mar 2024 to 10 Apr 2025 (387 days) by Castles Estate Agents, Hampshire

FIRST FLOOR MAISONETTE | ONE DOUBLE BEDROOM | DOUBLE GLAZING | GAS CENTRAL HEATING | FITTED KITCH...

+ Add to report



£119,995

## 1 bedroom flat for sale

Clive Road, Fratton

CURRENTLY ADVERTISED

Marketed from 1 Sep 2025 by Jeffries & Dibbens Estate and Lettings Agents, Portsmouth

One Bedroom | First Floor Flat | No Forward Chain | 19ft Living Room/Kitchenette | Family Bathroo...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 1 bedroom flat

+ Add to report

NELSON ROAD, SOUTHSEA, PO5 2AS

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2025 to 19 Sep 2025 (51 days) by Dack Residential Lettings, Southsea

Available from 22nd September | First-floor one-bedroom apartment | Spacious living room with bay...



£895 pcm

## 1 bedroom apartment

+ Add to report

St Andrews Road, Southsea

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Aug 2025 to 2 Sep 2025 (14 days) by GD3 Property, Southsea

Available Soon | Parking Available | Outside Space | Double Glazing | Unfurnished | Gas Central H...

# 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 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.



**LETPROPERTY**