

LET PROPERTY PACK

INVESTMENT INFORMATION

Bitterne Road West
Southampton SO18

222440963

 www.letproperty.co.uk





Property Description

Our latest listing is in Bitterne Road West Southampton SO18

Get instant cash flow of **£1,150** per calendar month with a **3.2%** Gross Yield for investors.

This property has a potential to rent for **£1,212** which would provide the investor a Gross Yield of **3.3%** 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...



Bitterne Road West
Southampton SO18

222440963



Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £92.00 PM

Ground Rent: TBC

Lease Length: 982 years

Current Rent: £1,150

Market Rent: £1,212

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 436,000.00 and borrowing of £327,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 436,000.00

25% Deposit	£109,000.00
SDLT Charge	£33,600
Legal Fees	£1,000.00
Total Investment	£143,600.00

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 £1,150 per calendar month but the potential market rent is

£ 1,212

Returns Based on Rental Income	£1,150	£1,212
Mortgage Payments on £327,000.00 @ 5%	£1,362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£92.00	
Ground Rent	TBC	
Letting Fees	£115.00	£121.20
Total Monthly Costs	£1,584.50	£1,590.70
Monthly Net Income	-£434.50	-£378.70
Annual Net Income	-£5,214.00	-£4,544.40
Net Return	-3.63%	-3.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£6,968.40**
Adjusted To

Net Return **-4.85%**

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

Annual Net Income **-£11,084.40**
Adjusted To

Net Return **-7.72%**

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 £450,000.



£450,000

2 bedroom apartment for sale

+ Add to report

Maritime Walk, Southampton, Hampshire

NO LONGER ADVERTISED

Marketed from 19 Feb 2025 to 24 Apr 2025 (64 days) by Leaders Waterside Properties Sales, Ocean Village

AMAZING SPLIT LEVEL DUPLEX APARTMENT | MEZZANINE STYLE | POSITIONED ON THE MARINA |



£440,000

2 bedroom flat for sale

+ Add to report

Maritime Walk, Ocean Village, Southampton, Hampshire, SO14

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 10 Jan 2025 (67 days) by Charters, Southampton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

Bitterne Road West, SOUTHAMPTON

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 17 Oct 2025 (55 days) by Fox & Sons - Lettings, Bitterne

+ Add to report

NEWLY REFURBISHED | 2 Bedrooms | First Floor | Private Driveway | Landscaped Communal Gardens |



£1,250 pcm

2 bedroom maisonette

Bitterne Road West, Southampton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 Oct 2025 by Morris Dibben, Woolston

+ Add to report

Refurbished & Redecorated Two Bedroom Maisonette | Finished to a High Standard with Neutral Decor...

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 the 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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