

LET PROPERTY PACK

INVESTMENT INFORMATION

Stamshaw Road,
Portsmouth, PO2 8SD

220794844

 www.letproperty.co.uk





Property Description

Our latest listing is in Stamshaw Road, Portsmouth, PO2 8SD

Get instant cash flow of **£825** per calendar month with a **8.61%** Gross Yield for investors.

This property has a potential to rent for **£909** which would provide the investor a Gross Yield of **9.49%** 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...



Stamshaw Road,
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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 95 years

Current Rent: £825

Market Rent: £909

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 909



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



Returns Based on Rental Income	£825	£909
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£82.50	£90.90
Total Monthly Costs	£510.00	£518.40
Monthly Net Income	£315.00	£390.60
Annual Net Income	£3,780.00	£4,687.20
Net Return	9.28%	11.51%

Return Stress Test Analysis Report



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

Annual Net Income **£2,869.20**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£2,707.20**
Adjusted To

Net Return **6.65%**

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 £142,500.



£142,500

1 bedroom apartment for sale

+ Add to report

Fratton Way, Southsea

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Feb 2024 to 23 Mar 2025 (413 days) by Jeffries & Dibbens Estate and Lettings Agents, Southsea



£140,000

1 bedroom flat for sale

+ Add to report

Cambrai Close, Portsmouth, Hampshire, PO3

CURRENTLY ADVERTISED

Marketed from 30 Jul 2025 by Charters, Portsmouth

One bedrooms | Allocated parking | Open plan living space | Sought after location | Easy access o...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

Brunswick House, Queen Street

NO LONGER ADVERTISED

Marketed from 22 Jul 2025 to 6 Aug 2025 (15 days) by Soane Estate Agents, Portsmouth

+ Add to report

GUNWHARF LOCATION | LIFT ACCESS | MODERN THROUGHOUT | OPEN PLAN LIVING | VIEWINGS ADVISED | WORKIN...



£1,095 pcm

1 bedroom apartment

BRAND NEW APARTMENTS, Cosham PO6

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 31 Jul 2025 (30 days) by Leaders Lettings, Portsmouth

+ Add to report

BRAND NEW | SPACIOUS | LIFT ACCESS | DEPOSIT ALTERNATIVE AVAILABLE | ONE AND TWO BEDROOMS | PO6 ...

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.



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