

LET PROPERTY PACK

INVESTMENT INFORMATION

Stamshaw Road, Portsmouth, PO2 8SD

220794844











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, Portsmouth, PO2 8SD



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





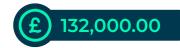
Initial Outlay





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



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



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	ТВС	
Ground Rent	ТВС	
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%

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

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.



+ 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

£142,500

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

+ Add to report

Brunswick House, Queen Street

NO LONGER ADVERTISED

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

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



£1,095 pcm

1 bedroom apartment

+ Add to report

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

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



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



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



Stamshaw Road, Portsmouth, PO2 8SD



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.