

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashby Place, Southsea, PO5

222301068









Property Description

Our latest listing is in Ashby Place, Southsea, PO5

Get instant cash flow of £850 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 7.7% 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...





Ashby Place, Southsea, PO5



1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £84.00 PM

Ground Rent: £2.50 PM

Lease Length: 93 years

Current Rent: £850

Market Rent: £1,000

222301068

Lounge









Kitchen









Bedrooms



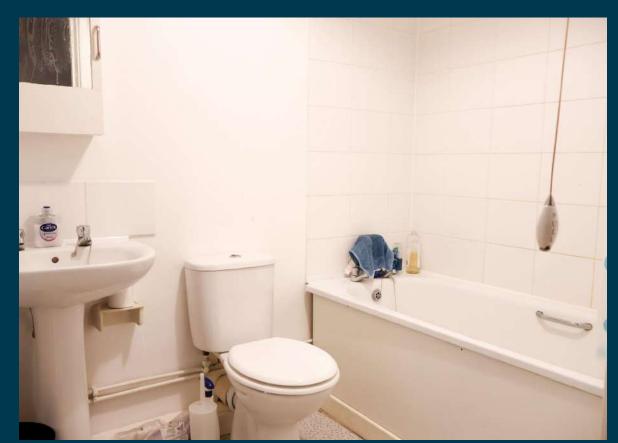






Bathroom









Exterior







Initial Outlay





Figures based on assumed purchase price of 155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£38,750.00**

SDLT Charge £8,350

Legal Fees £1,000.00

Total Investment £48,100.00

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 £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£84.00	
Ground Rent	£2.50	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£670.88	£685.88
Monthly Net Income	£179.13	£314.13
Annual Net Income	£2,149.50	£3,769.50
Net Return	<mark>4.47</mark> %	7.84 %

Return Stress Test Analysis Report





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

Annual Net Income

£1,769.50

Adjusted To

Net Return

3.68%

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

Annual Net Income

£1,474.50

Adjusted To

Net Return

3.07%

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 £180,000.



1 bedroom flat for sale

+ Add to report

Hamilton Court, SOUTHSEA, Hampshire, PO5

NO LONGER ADVERTISED

Marketed from 28 Feb 2025 to 24 Apr 2025 (54 days) by Morris Dibben, Portsmouth

£180,000

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1 bedroom flat for sale

+ Add to report

Ashby Place, Southsea

CURRENTLY ADVERTISED

Marketed from 30 Aug 2024 by Pearsons, Southsea

£140,000

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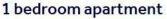
Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property**Management.



£1,050 pcm



Ashby Place Southsea PO5

NO LONGER ADVERTISED

Marketed from 11 Jul 2025 to 23 Aug 2025 (42 days) by Cubitt & West Residential Lettings, Portsmouth



£935 pcm

1 bedroom flat

Hamilton Court, Southsea, PO5

NO LONGER ADVERTISED

Marketed from 9 May 2025 to 23 May 2025 (14 days) by OpenRent, London

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+ Add to report

+ Add to report

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: 4+ years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for the 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**



Ashby Place, Southsea, PO5



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.