

LET PROPERTY PACK

INVESTMENT INFORMATION

Pluto Road, Eastleigh,
SO50

222407076

 www.letproperty.co.uk





Property Description

Our latest listing is in Pluto Road, Eastleigh, SO50

Get instant cash flow of **£950** per calendar month with a **7.4%** 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...



Pluto Road, Eastleigh,
SO50

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £158.00 pm

Ground Rent: £25.00 pm

Lease Length: 133 years

Current Rent: £950

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 155,000.00

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 £950 per calendar month but the potential market rent is

£ 1,000



Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.00	
Ground Rent	£25.00	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£777.38	£782.38
Monthly Net Income	£172.63	£217.63
Annual Net Income	£2,071.50	£2,611.50
Net Return	4.31%	5.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£611.50**
Adjusted To

Net Return **1.27%**

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

Annual Net Income **£586.50**
Adjusted To

Net Return **1.22%**

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 £170,000.



£170,000

1 bedroom apartment for sale

+ A

Pluto Road, Eastleigh, Hampshire, SO50

NO LONGER ADVERTISED

Marketed from 4 Dec 2023 to 14 Mar 2024 (101 days) by Alexander Keen, Chandler's Ford



£160,000

1 bedroom apartment for sale

Pluto Road, Eastleigh

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2020 to 8 Apr 2021 (385 days) by Connells, Eastleigh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

1 bedroom flat

Leigh Road, Eastleigh, Hampshire, SO50

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2025 to 26 Aug 2025 (87 days) by Your Move Lettings, Southampton

+ Ac



£1,100 pcm

1 bedroom flat

Leigh Road Eastleigh UNFURNISHED

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2025 to 30 Oct 2025 (60 days) by Pearsons, Romsey

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: **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.



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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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