

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Ventnor, PO38
1LZ

205022888

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Ventnor, PO38 1LZ

Get instant cash flow of **£675** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£712** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



High Street, Ventnor,
PO38 1LZ

205022888



Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £6.25

Lease Length: 966 years

Current Rent: £675

Market Rent: £712

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

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 £675.00 per calendar month but the potential market rent is

£ 712

Returns Based on Rental Income	£675.00	£712.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£6.25	
Letting Fees	£67.50	£71.20
Total Monthly Costs	£88.75	£92.45
Monthly Net Income	£586.25	£619.55
Annual Net Income	£7,035.00	£7,434.60
Net Return	6.64%	7.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,011**
Adjusted To

Net Return **5.67%**

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 £105,000.



£105,000

1 bedroom flat for sale

+ Add to report

High Street, Ventnor, PO38

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Aug 2025 by TAUk, Covering Nationwide



£100,000

1 bedroom apartment for sale

+ Add to report

St. Catherine Street, Ventnor, Isle of Wight

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 7 May 2025 (215 days) by Hose Rhodes Dickson, Ventnor

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom apartment

+ Add to report

Market Street Ventnor PO38

NO LONGER ADVERTISED

Marketed from 19 Jun 2025 to 15 Aug 2025 (56 days) by Pittis Lettings, Ryde



£695 pcm

1 bedroom apartment

+ Add to report

Albert Street, Ventnor

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2024 to 29 Jun 2024 (42 days) by Hose Rhodes Dickson, Shanklin

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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High Street, Ventnor, PO38 1LZ

PROPERTY ID: 12345678

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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