

LET PROPERTY PACK

INVESTMENT INFORMATION

Portland House, The
Kingsway, SA1

228539735

 www.letproperty.co.uk





Property Description

Our latest listing is in Portland House, The Kingsway, SA1

Get instant cash flow of **£675.00** per calendar month with a **14.1%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **16.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Portland House, The
Kingsway, SA1

228539735



Property Key Features

Studio Flat

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £208.97 PM

Ground Rent: £0.00 PM

Lease Length: 979 Years

Current Rent: £675.00 PM

Market Rent: £800.00 PM

Shared Spaces



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 57,500.

ASSUMED PURCHASE PRICE

£ 57,500

SDLT Charge £2,875

Legal Fees £1,000

Total Investment £61,375

Projected Investment Return



The monthly rent of this property is currently set at £675.00 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£675.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.97	
Ground Rent	£0.00	
Letting Fees	£67.50	£80.00
Total Monthly Costs	£291.47	£303.97
Monthly Net Income	£383.53	£496.03
Annual Net Income	£4,602.36	£5,952.36
Net Return	7.50%	9.70%

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 **£4,352**
Adjusted To

Net Return **7.09%**



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 £70,000.



£70,000

Studio flat for sale

+ Add to report

Castle Street, Swansea, SA1 1JG

CURRENTLY ADVERTISED

Marketed from 9 Feb 2026 by eXp UK, Wales



£67,950

Studio flat for sale

+ Add to report

3 Princess Way, Swansea, SA1

CURRENTLY ADVERTISED SOLD STC

Marketed from 7 Aug 2026 by Belvoir, Mumbles

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

Property

[+ Add to repo](#)

Castle lofts

NO LONGER ADVERTISED

Marketed from 27 Aug 2026 to 1 Sep 2026 (5 days) by Peter Alan, Swansea



£825 pcm

Studio flat

[+ Add to rep](#)

St Mary's Square, The Old Courthouse Apartments, 19 Princess Way

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 17 Oct 2025 by StudentDigz, Swansea

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.



www.letproperty.co.uk

Portland House, The Kingsway, SA1

PROPERTY ID: 228539735

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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