

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Ventnor, PO38

205022888

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Ventnor, PO38

This property has a potential to rent for **£811** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



High Street, Ventnor,
PO38

205022888



Property Key Features

1 Bedroom

1 Bathroom

Bright and Spacious
Accommodation

Private Allocated Parking Space

Factor Fees: TBC

Ground Rent: £6.25 pm

Lease Length: 966 years

Market Rent: £811

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



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



Returns Based on Rental Income	£811
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£6.25
Letting Fees	£81.10
Total Monthly Costs	£414.85
Monthly Net Income	£396.15
Annual Net Income	£4,753.80
Net Return	15.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,131.80**
Adjusted To

Net Return **10.10%**

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

Annual Net Income **£3,328.80**
Adjusted To

Net Return **10.74%**

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

High Street, Ventnor, PO38

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Aug 2025 by TAUk, Covering Nationwide

+ Add to report



£100,000

1 bedroom apartment for sale

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

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom apartment

2 Crescent Road Shanklin PO37

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2025 to 29 Oct 2025 (76 days) by Pittis Lettings, Ryde

+ Add to report



£850 pcm

1 bedroom apartment

Clarence Road Shanklin

NO LONGER ADVERTISED

Marketed from 27 Apr 2024 to 26 Jun 2024 (59 days) by Hose Rhodes Dickson, Shanklin

+ Add to report



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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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