

LET PROPERTY PACK

INVESTMENT INFORMATION

Romsey Road,
Southampton, SO16

222695067

 www.letproperty.co.uk





Property Description

Our latest listing is in Romsey Road, Southampton, SO16

Get instant cash flow of **£925** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,072** which would provide the investor a Gross Yield of **10.8%** 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...



Romsey Road,
Southampton, SO16

222695067



Property Key Features

1 Bedroom

1 Bathroom

Fitted Kitchen

Spacious Living Spaces

Factor Fees: £96.00 PM

Ground Rent: £0.00

Lease Length: 146 years

Current Rent: £925

Market Rent: £1,072

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £119,000.00 and borrowing of £89,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 119,000.00

25% Deposit	£29,750.00
SDLT Charge	£5,950
Legal Fees	£1,000.00
Total Investment	£36,700.00

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 1,072



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



Returns Based on Rental Income	£925	£1,072
Mortgage Payments on £89,250.00 @ 5%	£371.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£96.00	
Ground Rent	£0.00	
Letting Fees	£92.50	£107.20
Total Monthly Costs	£575.38	£590.08
Monthly Net Income	£349.63	£481.93
Annual Net Income	£4,195.50	£5,783.10
Net Return	11.43%	15.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,639.10**
Adjusted To

Net Return **9.92%**

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

Annual Net Income **£3,998.10**
Adjusted To

Net Return **10.89%**

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

Romsey Road, Southampton, Hampshire, SO16

NO LONGER ADVERTISED

Marketed from 29 Jan 2026 to 3 Feb 2026 (4 days) by Pure, Manchester

+ Add to report



£160,000

1 bedroom maisonette for sale

Romsey Road, SOUTHAMPTON

CURRENTLY ADVERTISED

Marketed from 19 Jan 2026 by Fox & Sons, Southampton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

+ Add to report

Compass point, Southampton SO16

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2023 to 27 Feb 2024 (82 days) by Leaders Lettings, Southampton



£1,150 pcm

1 bedroom apartment

+ Add to report

Compass Point, Romsey Road Southampton SO16

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2024 to 29 Jul 2024 (39 days) by Leaders Lettings, Southampton

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.



Interested in this
property investment?

Call us on
0141 478 0985

Romsey Road, Southampton, SO16

222695067



www.letproperty.co.uk

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.



LETPROPERTY