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Severn Road, Southampton

Guide Price £325,000

SIX-BEDROOM PROFESSIONAL HMO | SEVERN ROAD, SO16 | PART OF A 20-BEDROOM INVESTMENT PORTFOLIO

Appox figures
Gross rent £38,748 P.A
12.41% Return on Investment

A six-bedroom semi-detached professional HMO situated on Severn Road, SO16, forming part of an established Southampton investment portfolio comprising three properties and a total of 20 bedrooms.

Arranged over two floors, the property provides six bedrooms alongside communal kitchen, dining and living accommodation. The ground floor begins with an entrance hallway, leading to the first bedroom, which benefits from its own en-suite walk-in shower. Further along is the kitchen, which opens into a dining area and continues through to a rear living room, providing additional communal space for residents.

The ground floor also accommodates two further bedrooms. One is accessed from the kitchen and benefits from a separate shower & downstairs toilet, while the other is situated within a rear extension, with its own en-suite facilities and access from the living room.

To the first floor are the remaining three bedrooms and a communal bathroom fitted with a walk-in shower, toilet and wash basin.

Externally, the property benefits from a rear garden comprising a patio area and lawn, together with two garden sheds, one providing dedicated bike storage and the other offering additional usable storage space.

THE INVESTMENT PORTFOLIO

This property is one of three HMOs included within a wider Southampton investment portfolio, comprising:

Emsworth Road, SO15 – detached eight-bedroom professional HMO, with further potential subject to the necessary consents.

Severn Road, SO16 – six-bedroom professional HMO.

Severn Road, SO16 – six-bedroom professional HMO.

Together, the three properties provide 20 bedrooms, with the portfolio currently reported as fully occupied and producing rental income.

Portfolio guide price: £1,050,000.

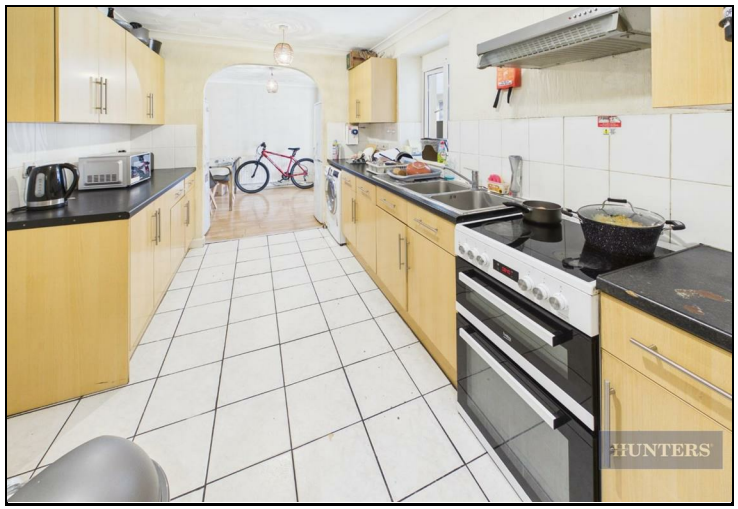
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RENTAL YIELD
ASSUMED FIGURES

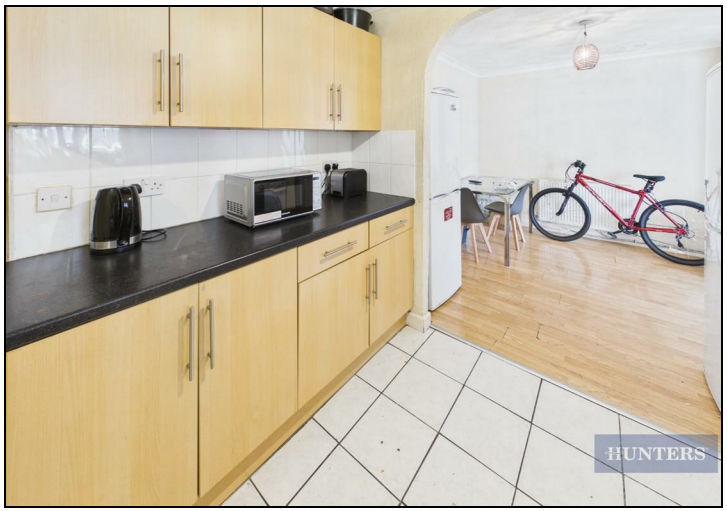
Property Size / Letting Type	SEVERN 6 BED Professional	SEVERN 6 BED Professional	EMSWORTH ROAD 8 BED Professional
Purchase Price	300,000	325,000	435,000
Mortgage (75%)	225,000	243,750	326,250
Deposit (25%)	75,000	81,250	108,750
Solicitors Fees	3,000	3,000	3,000
Stamp Duty	17,500	20,000	34,000
Mortgage Fee	1,000	1,000	1,000
Valuation	800	800	800
Survey	1,500	1,500	1,500
Renovation Cost	1,500	1,500	1,500
Total Cash Needed	**117,800**	**128,550**	**172,050**
Income			
Gross Rental Income (Per Annum)	35,868	38,748	51,707.88
PCM (Total)	2,989	3,229	4,309
Total Per Annum	**35,868**	**38,748**	**51,707.88**
Expenses			
Bills	7,200	7,200	9,600
Council Tax	0	0	0
Water	0	0	0
Cleaner	0	0	0
Mortgage	14,400	15,600	20,880
Phone/Net	0	0	0
Total Expenses	**21,600**	**22,800**	**30,480**
Net Profit (Per Annum)	**14,268**	**15,948**	**21,227.88**
Approx. % Return (ROI)	**12.11%**	**12.41%**	**12.34%**

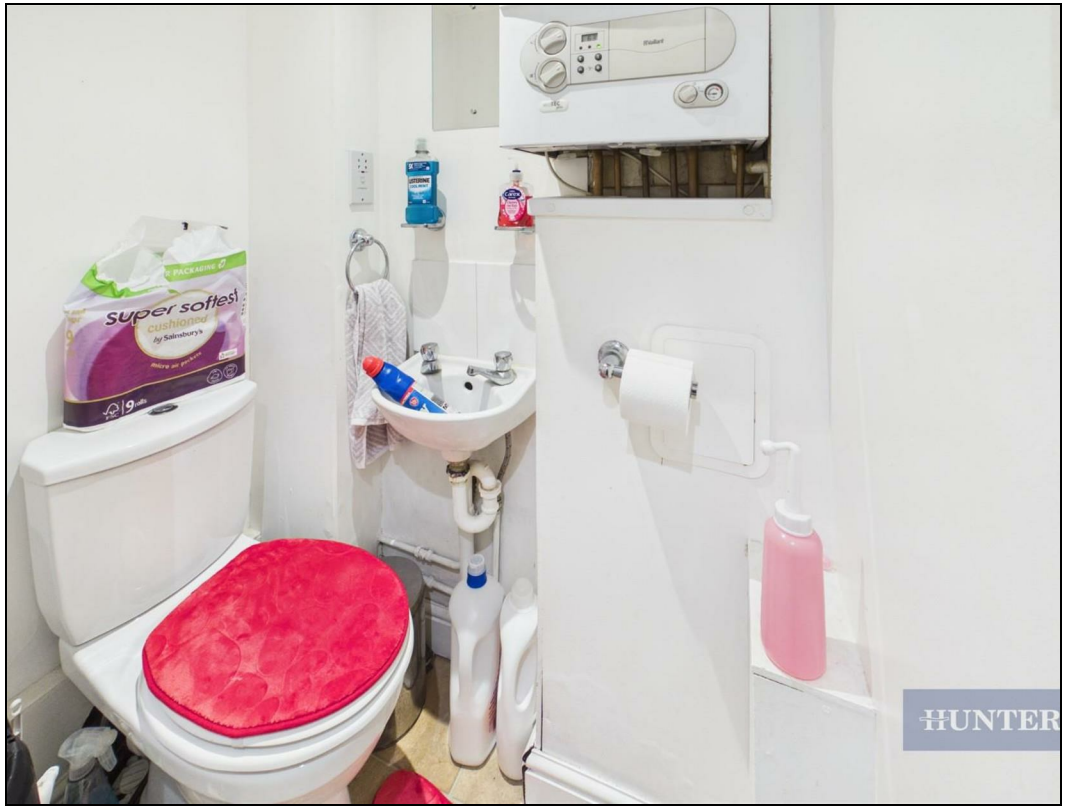
KEY FEATURES

- Portfolio Price: £1,050,000
- Established HMO investment portfolio in Southampton
- Total of 20 lettable bedrooms
- Two six-bedroom professional HMOs on Severn Road, SO16
- Detached eight-bedroom professional HMO on Emsworth Road, SO15
- All HMO's reported to house Working professionals
- Reported full occupancy across all three properties
- Indicative gross rental yield of 12.41%
- Suitable for investors seeking an established multi-property HMO portfolio
- Independent legal, financial and tax advice recommended

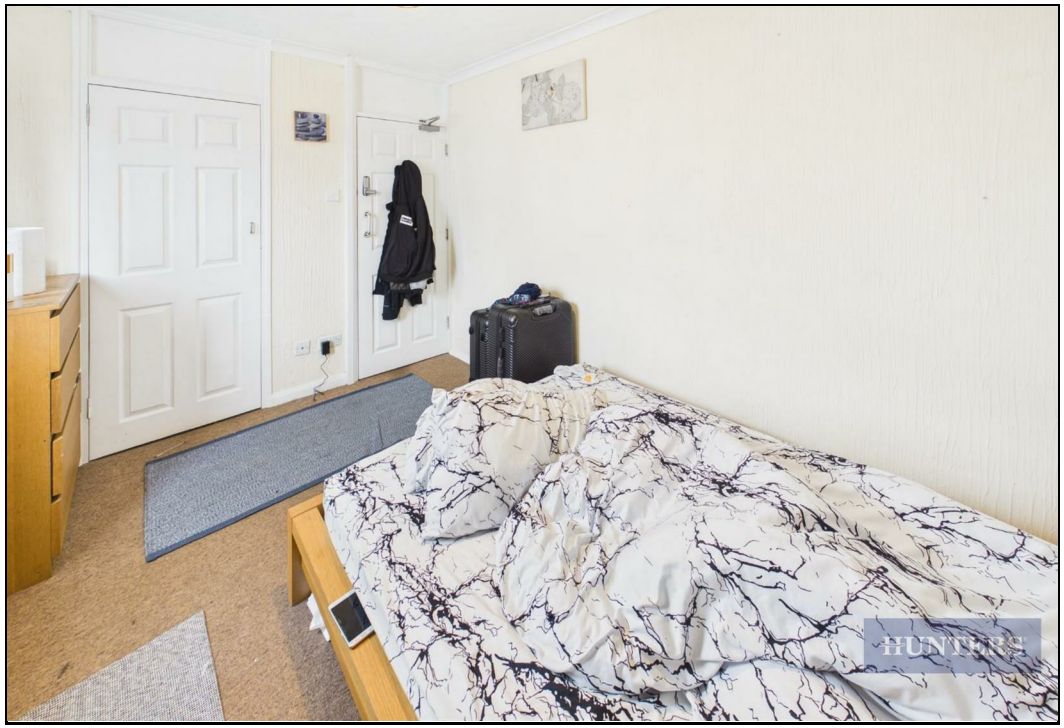


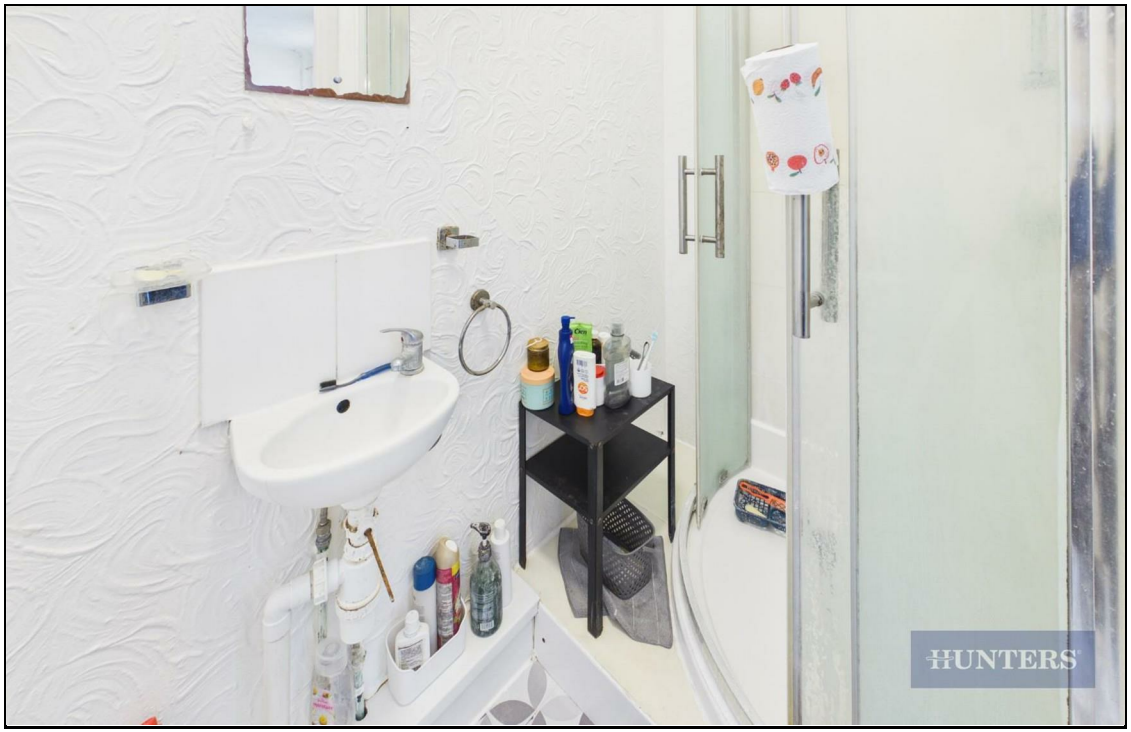





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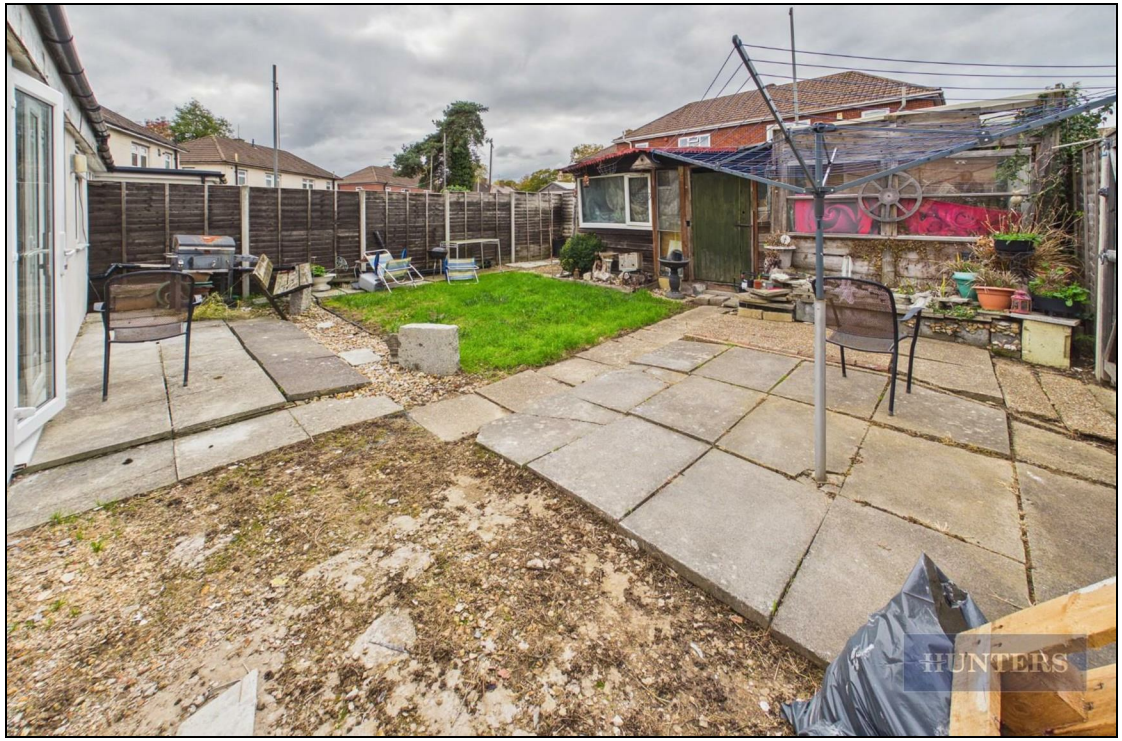

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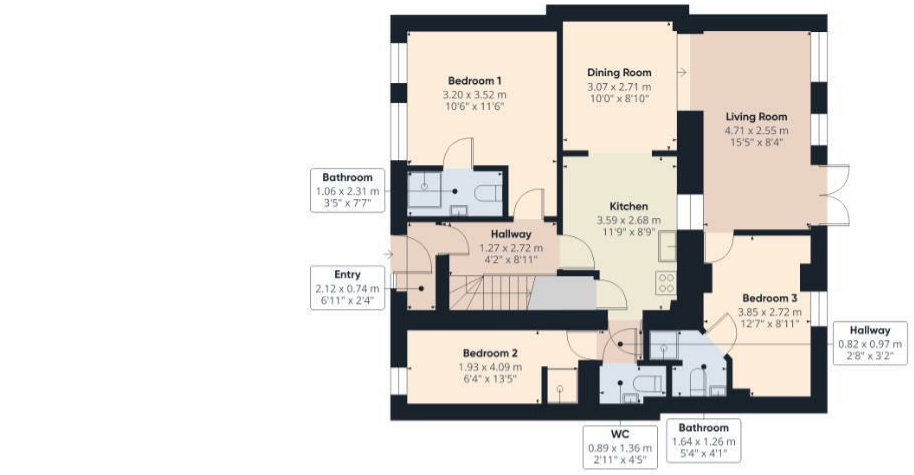

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Ground Floor



Floor 1

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Approximate total area(1)

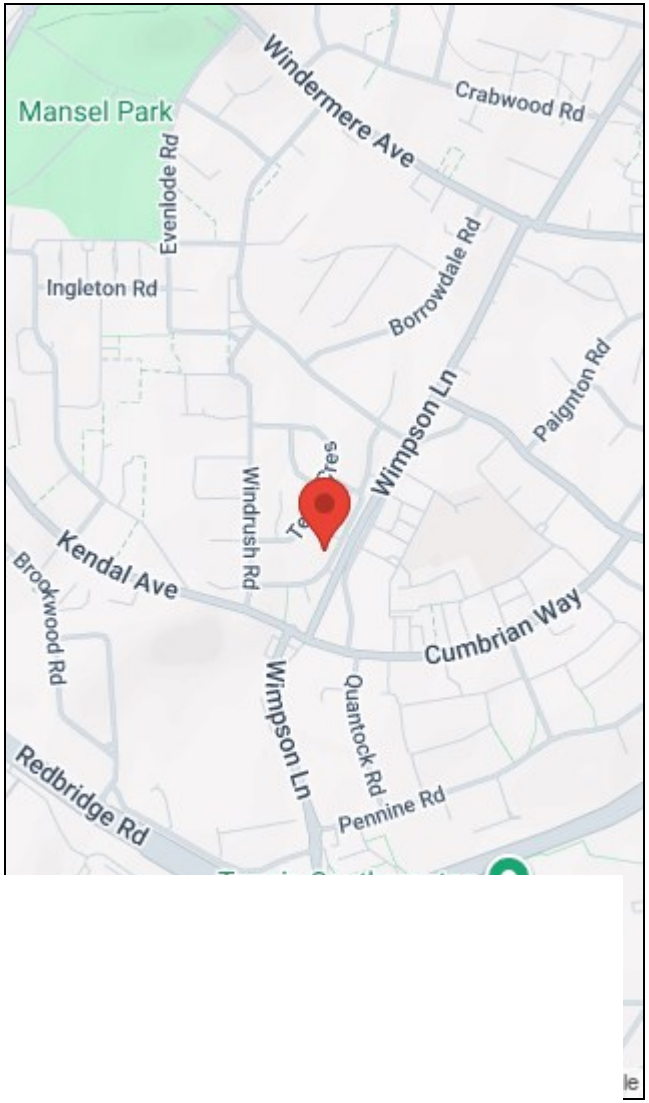
116.2 m²

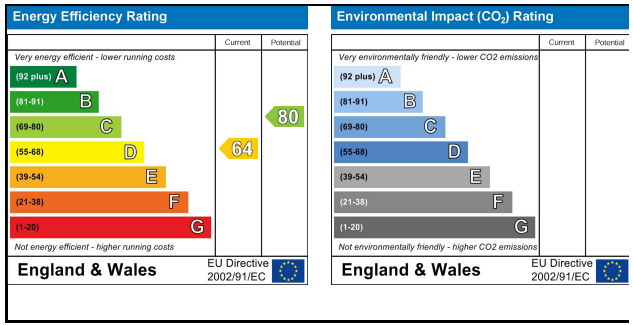
1251 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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