

LET PROPERTY PACK

INVESTMENT INFORMATION

White Star Place,
Southampton, SO14

219513557

 www.letproperty.co.uk





Property Description

Our latest listing is in White Star Place, Southampton, SO14

Get instant cash flow of **£1,200** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,360** which would provide the investor a Gross Yield of **8.1%** 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...



White Star Place,
Southampton, SO14

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Property Key Features

2 bedroom

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £160 pm

Ground Rent: TBC

Lease Length: 193 years

Current Rent: £1,200

Market Rent: £1,360

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

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 £1,200 per calendar month but the potential market rent is

£ 1,360

Returns Based on Rental Income	£1,200	£1,360
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£160.00	
Ground Rent	TBC	
Letting Fees	£120.00	£136.00
Total Monthly Costs	£923.13	£939.13
Monthly Net Income	£276.88	£420.88
Annual Net Income	£3,322.50	£5,050.50
Net Return	5.29%	8.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,330.50**
Adjusted To

Net Return **3.71%**

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

Annual Net Income **£2,035.50**
Adjusted To

Net Return **3.24%**

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 £185,000.



£185,000

2 bedroom flat for sale

Chantry Road, Southampton, Hampshire, SO14

CURRENTLY ADVERTISED

Marketed from 24 Apr 2025 by Charters, Southampton

+ Add to report



£185,000

2 bedroom flat for sale

South Western House, Southampton, Hampshire, SO14

NO LONGER ADVERTISED

Marketed from 30 Oct 2024 to 18 Nov 2024 (19 days) by Charters, Southampton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom apartment

+ Add to report

White Star Place, Southampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 1 Jul 2025 (8 days) by Austin & Wyatt Lettings, Southampton



£1,250 pcm

2 bedroom flat

+ Add to report

White Star Place, Southampton, Hampshire, SO14

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 20 Feb 2024 (21 days) by Your Move Lettings, Southampton

Current Tenant Profile



As this property is currently tenanted, 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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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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