

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Hythe,
Southampton, SO45

227102627

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Hythe, Southampton, SO45

Get instant cash flow of **£1,000** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



High Street, Hythe,
Southampton, SO45

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Property Key Features

Commercial Property Unit

1 Bathroom

Spacious Primary Business Area

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,150

Primary Business Area



Primary Business Area



Kitchen



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit £46,000.00

SDLT Charge £10,380

Legal Fees £1,000.00

Total Investment £57,380.00

Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £1,000 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,000	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£115.00
Total Monthly Costs	£690.00	£705.00
Monthly Net Income	£310.00	£445.00
Annual Net Income	£3,720.00	£5,340.00
Net Return	6.48%	9.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,040.00**
Adjusted To

Net Return **5.30%**

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

Annual Net Income **£2,580.00**
Adjusted To

Net Return **4.50%**

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 £260,000.



£260,000

1 bedroom retirement property for sale

+ Add to report

Hubert Lodge, Hythe, Southampton

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2025 to 18 Jun 2026 (195 days) by Churchill Sales & Lettings, Ringwood



£250,000

1 bedroom apartment for sale

+ Add to report

Hubert Lodge, South Street, Hythe

CURRENTLY ADVERTISED

Marketed from 26 Mar 2026 by Pearsons, Hythe

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

1 bedroom retirement property

Hubert Lodge , Hythe, Southampton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Apr 2026 by Churchill Sales & Lettings, Ringwood

+ Add to report



£1,350 pcm

2 bedroom flat

New Road, SO45

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2026 to 4 Jun 2026 (65 days) by M.M Lettings, Hythe

+ Add to report

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.



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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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