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Emsworth Road, Southampton

Guide Price £435,000

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EIGHT-BEDROOM PROFESSIONAL HMO | SHIRLEY, SOUTHAMPTON | PART OF A 20-BEDROOM INVESTMENT PORTFOLIO

Approx Figures
Gross rent £51,707P.A
12.34% Return on Investment

An eight-bedroom detached professional HMO situated in the Shirley area of Southampton, forming part of an established investment portfolio comprising three properties and a total of 20 bedrooms.

Arranged over two floors, the property provides eight bedrooms, a combination of en-suite and communal bathroom facilities, and shared kitchen, dining and living accommodation. The first floor comprises three bedrooms, each benefiting from its own en-suite bathroom fitted with a walk-in shower, toilet and wash basin. To the rear is a conservatory overlooking the garden, currently used as an additional communal living space. The dining room is adjoined by the kitchen and also accommodates the property's washing and drying facilities.

The second floor provides the remaining five bedrooms and two communal shower rooms. One bathroom comprises a walk-in shower, toilet & wash basin, while the second has a walk-in shower and wash basin, with a separate toilet.

Externally, the property benefits from a long driveway providing parking for multiple vehicles and a good-sized rear garden, featuring a patio area and additional lawn space. A basement is also accessible externally from the rear garden.

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%**

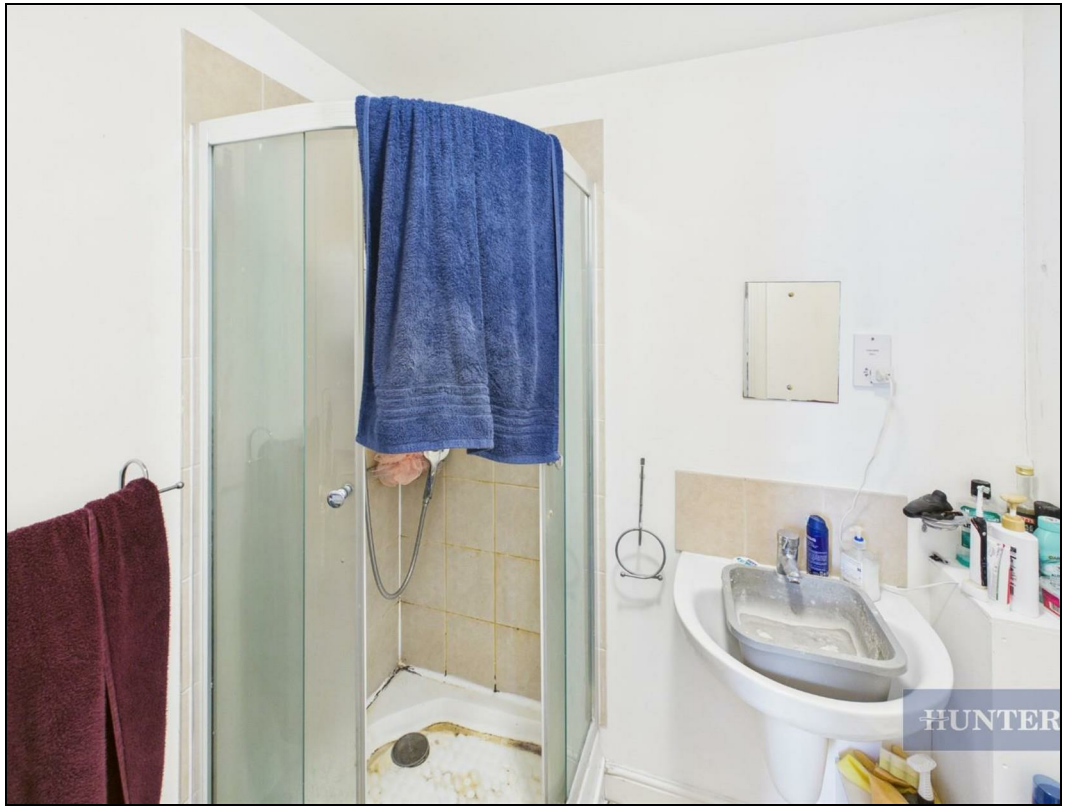
KEY FEATURES

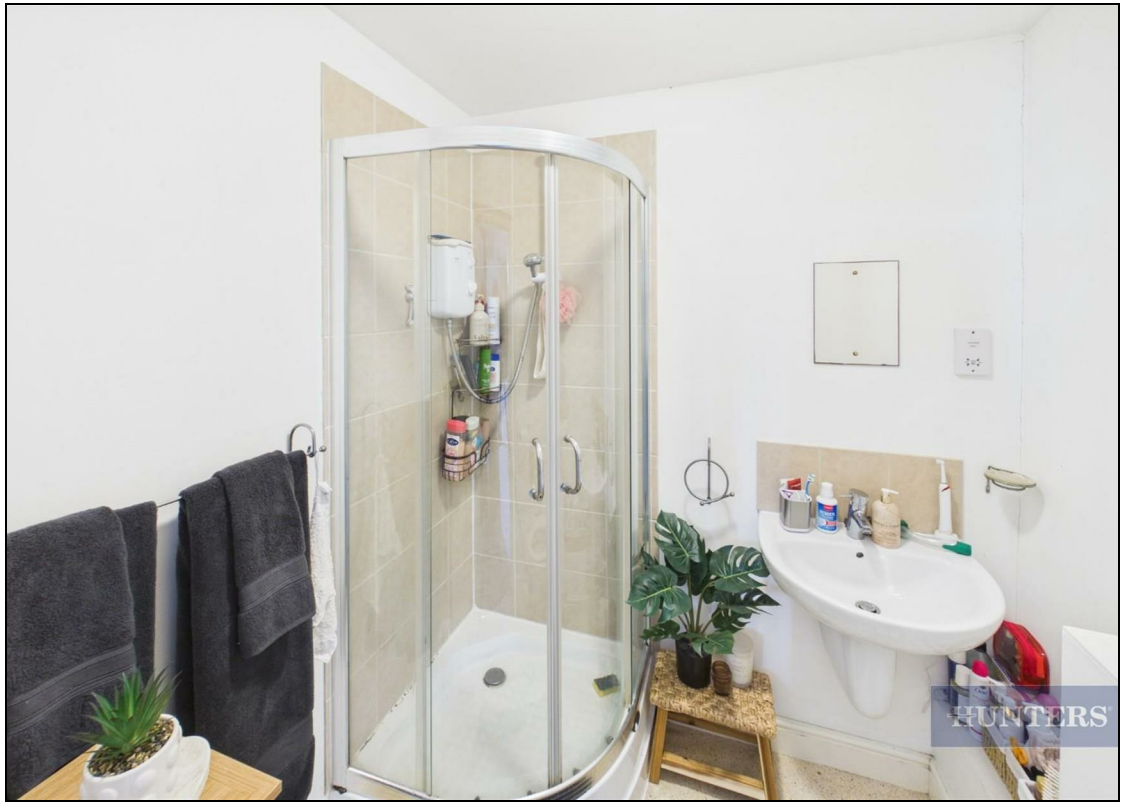
- Portfolio Price: £1,050,000
- Established HMO investment portfolio in Southampton
- Total of 20 lettable bedrooms
- Two six-bedroom professional HMOs on Severn Road, SO16
- Detached eight-bedroom professional HMO on Emsworth Road, SO15
- All HMO's reported to house Working professionals
- Reported full occupancy across all three properties
- Indicative gross rental yield of 12.34%
- Suitable for investors seeking an established multi-property HMO portfolio
- Independent legal, financial and tax advice recommended

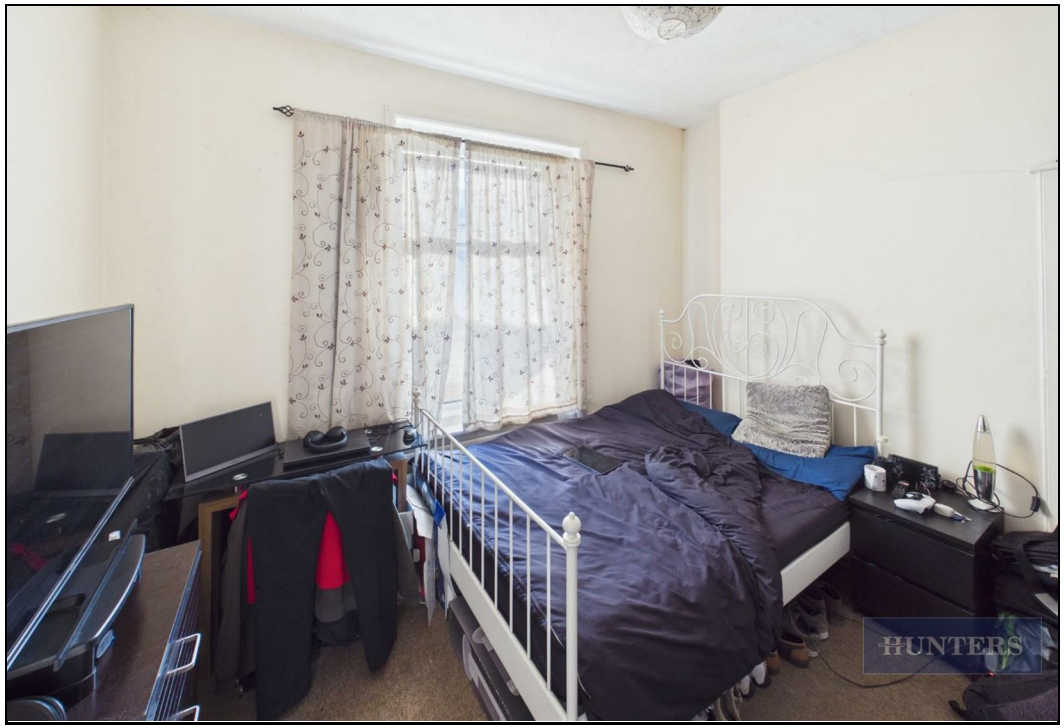


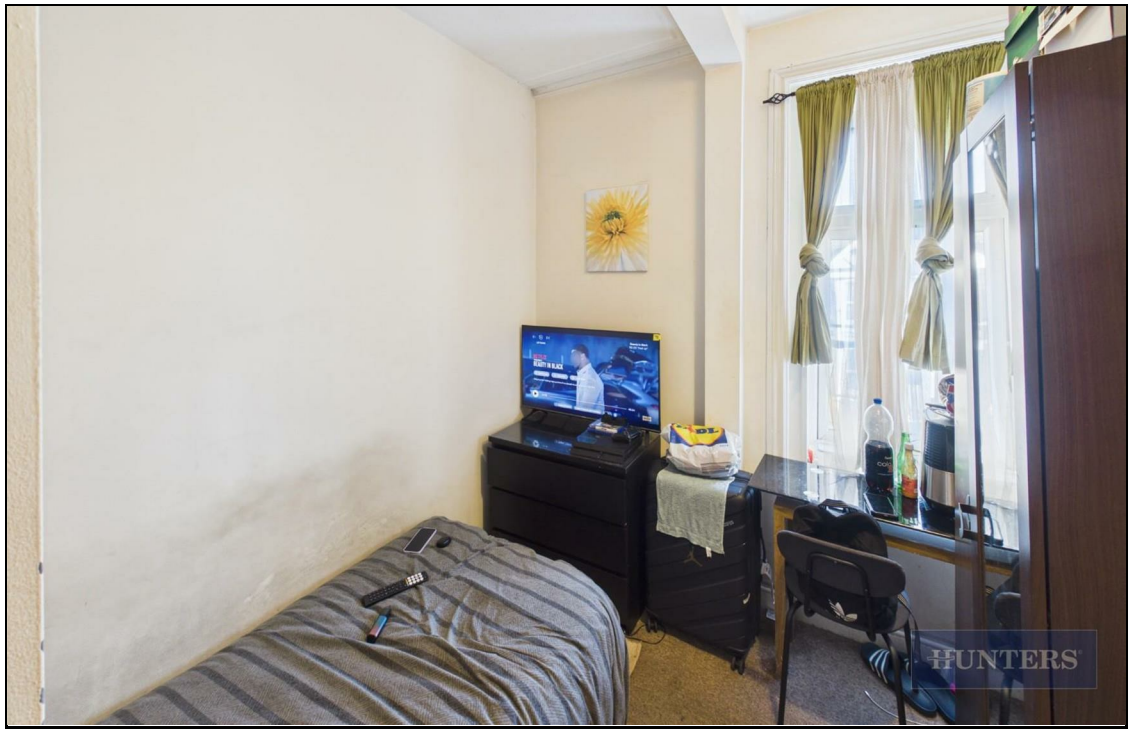




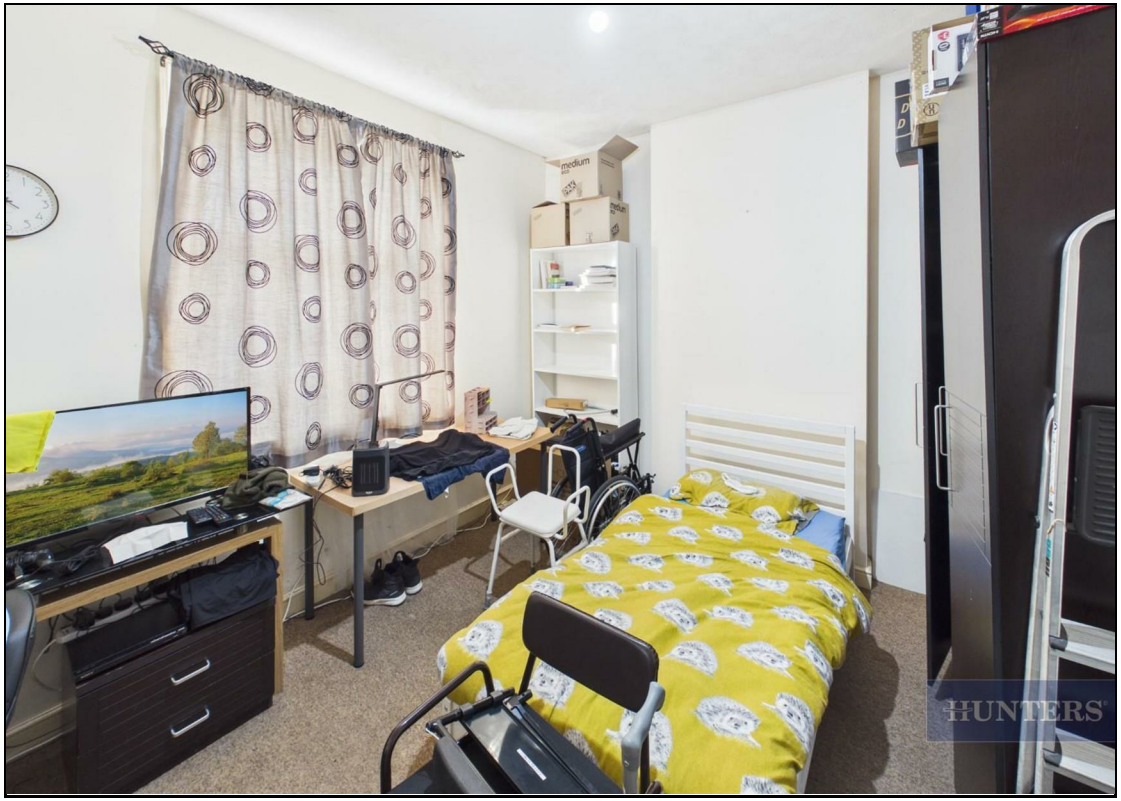






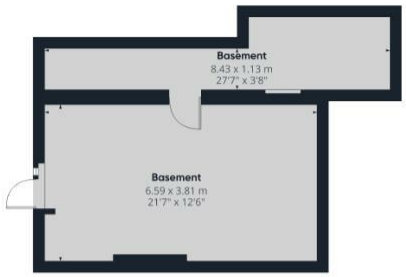



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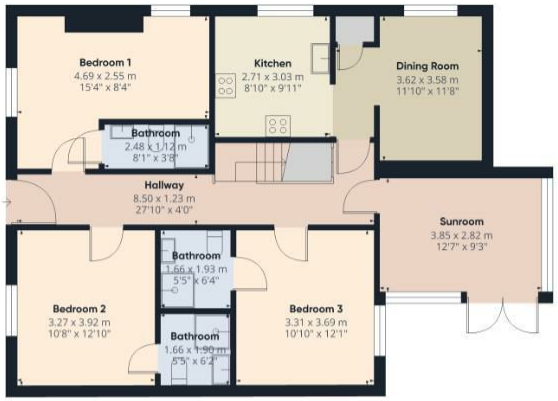

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Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

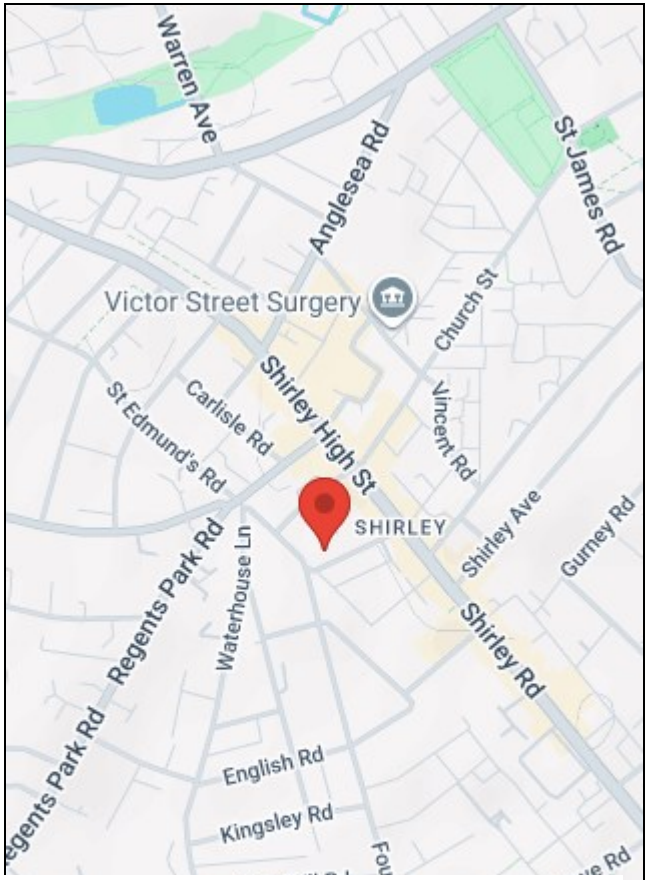
213.5 m²

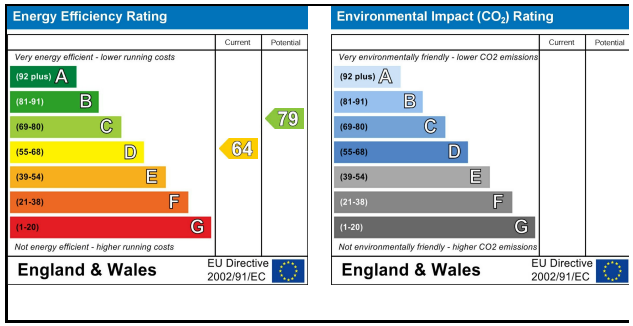
2297 ft²

(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.

GIRAFFE360





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