

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Peterborough,  
PE2 8DR

218893800

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in High Street, Peterborough, PE2 8DR

Get instant cash flow of **£750** per calendar month with a **8.57%** Gross Yield for investors.

This property has a potential to rent for **£877** which would provide the investor a Gross Yield of **10.02%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



High Street,  
Peterborough, PE2 8DR

218893800



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**On-Street Parking**

**Factor Fees: £10 pm**

**Ground Rent: TBC**

**Lease Length: 115 years**

**Current Rent: £750**

**Market Rent: £877**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 121,000.00**

|                  |                   |
|------------------|-------------------|
| 25% Deposit      | <b>£30,250.00</b> |
| SDLT Charge      | <b>£6,050</b>     |
| Legal Fees       | <b>£1,000.00</b>  |
| Total Investment | <b>£37,300.00</b> |

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 877



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



| Returns Based on Rental Income       | £750      | £877      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £90,750.00 @ 5% | £378.13   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £10.00    |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £75.00    | £87.70    |
| Total Monthly Costs                  | £478.13   | £490.83   |
| Monthly Net Income                   | £271.88   | £386.18   |
| Annual Net Income                    | £3,262.50 | £4,634.10 |
| Net Return                           | 8.75%     | 12.42%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,880.10**  
Adjusted To

Net Return                      **7.72%**

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

Annual Net Income      **£2,819.10**  
Adjusted To

Net Return                      **7.56%**

# 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 £127,400.



£127,400

## 1 bedroom flat for sale

Park Road, Peterborough, PE1

CURRENTLY ADVERTISED

Marketed from 7 May 2025 by Belvoir, Peterborough

City Centre Location | NO ONWARD CHAIN! | Finished to a High Specification | Share of the Freehol...

+ Add to report



£125,000

## 1 bedroom apartment for sale

Hammonds Drive, PETERBOROUGH

CURRENTLY ADVERTISED

Marketed from 26 May 2025 by Connells, Peterborough

Third Floor Apartment | One Bedroom - Perfect for Professionals/Couples/Individuals | Bathroom | ...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 1 bedroom flat

+ Add to report

New Hunting Court, Peterborough, PE3 6EW

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2024 to 7 Nov 2024 (49 days) by Progressive Lets, Peterborough

Long Term



£895 pcm

## 1 bedroom apartment

+ Add to report

Berridge Place, off Thorpe Road, Peterborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Dec 2024 to 13 Mar 2025 (89 days) by William H. Brown Lettings, Peterborough

EXECUTIVE LIVING | ENERGY RATING B | ONE DOUBLE BEDROOM | KITCHEN WITH APPLIANCES |  
ALLOCATED PA...

# 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.



**LETPROPERTY**