

LET PROPERTY PACK

INVESTMENT INFORMATION

Stagshaw Drive,
Peterborough, PE2

220191338

 www.letproperty.co.uk





Property Description

Our latest listing is in Stagshaw Drive, Peterborough, PE2

Get instant cash flow of **£700** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£766** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



54 Stagshaw Drive,
Peterborough, PE2 8NQ

220191338



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 86 years

Current Rent: £700

Market Rent: £766

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £84,000.00 and borrowing of £63,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 84,000.00

25% Deposit	£21,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£26,200.00

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 £700 per calendar month but the potential market rent is

£ 766

Returns Based on Rental Income	£700	£766
Mortgage Payments on £63,000.00 @ 5%	£262.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£76.60
Total Monthly Costs	£347.50	£354.10
Monthly Net Income	£352.50	£411.90
Annual Net Income	£4,230.00	£4,942.80
Net Return	16.15%	18.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,410.80**
Adjusted To

Net Return **13.02%**

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

Annual Net Income **£3,682.80**
Adjusted To

Net Return **14.06%**

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 £105,000.



£105,000

1 bedroom flat for sale

+ Add to report

Stagshaw Drive, Peterborough, PE2 8NQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2020 to 26 Jul 2021 (261 days) by Optimum Lettings & Property Management Ltd, Peterborough



£94,995

1 bedroom ground floor flat for sale

+ Add to repo

Stagshaw Drive, Fletton, Peterborough, Cambridgeshire, PE2

NO LONGER ADVERTISED

Marketed from 21 Oct 2022 to 22 Mar 2023 (152 days) by Fitzjohn Sales and Lettings, Peterborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

Darlington House, Fletton Quays

NO LONGER ADVERTISED

Marketed from 30 Jun 2025 to 31 Jul 2025 (31 days) by Leaders Lettings, Bourne



£1,150 pcm

1 bedroom flat

Fletton Quays, Fletton Quays, Peterborough, PE2

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 7 Jul 2025 (67 days) by Belvoir, Peterborough

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
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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