

# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

Stagshaw Drive, Peterborough, PE2

220191338











## **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



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**









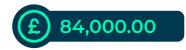
## **Initial Outlay**





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**



25% Deposit **£21,000.00** 

SDLT Charge £4,200

Legal Fees £1,000.00

Total Investment £26,200.00

## **Projected Investment Return**



766



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

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

£3,410.80

Annual Net Income

**Adjusted To** 

Net Return

13.02%

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

Annual Net Income

Adjusted To

Net Return

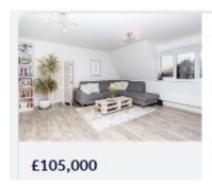
14.06%

£3,682.80

## 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.



#### 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 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

£1,200 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



Current term of tenancy: **moved** within the last 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Stagshaw Drive, Peterborough, PE2

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.

