

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Orchard Street,  
Peterborough, PE2 9AL

220576312

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





## Property Description

Our latest listing is in Orchard Street, Peterborough, PE2 9AL

Get instant cash flow of **£800** per calendar month with a **5.33%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.67%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Orchard Street,  
Peterborough, PE2 9AL

220576312



## Property Key Features

**4 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £1,150**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

**Total Investment £64,740.00**

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£1,150



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



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£741.88	£776.88
Monthly Net Income	£58.13	£373.13
Annual Net Income	£697.50	£4,477.50
Net Return	1.08%	6.92%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,177.50**  
Adjusted To

Net Return                      **3.36%**

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

Annual Net Income      **£1,372.50**  
Adjusted To

Net Return                      **2.12%**

# 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 £220,000.



£220,000

## 4 bedroom terraced house for sale

+ Add to report

Middleton, Bretton, Peterborough

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Mar 2024 by Sharman Quinney, Peterborough

Four Bedrooms | Downstairs Cloakroom | Kitchen/Diner | Rear Garden



£210,000

## 4 bedroom terraced house for sale

+ Add to report

Leighton, Orton Malborne, Peterborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Feb 2025 to 15 Sep 2025 (222 days) by Mandairs Estate Agents, Peterborough

Ideal First Time Buy | No Onward Chain | Investment Opportunity | Open Plan Living | Enclosed Rea...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

## 4 bedroom terraced house

Gladstone Street, Millfield, Peterborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Dec 2024 to 14 Feb 2025 (73 days) by PropertyLine, Peterborough

Semi detached four bedroom property located in Millfield, property comprises of two reception roo...

+ Add to report



£1,200 pcm

## 4 bedroom terraced house

Kirkmeadow, Bretton, Peterborough, PE3

NO LONGER ADVERTISED

Marketed from 8 Aug 2025 to 9 Aug 2025 (1 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1001068

+ 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**



Current term of tenancy: **11 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.





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

Orchard Street, Peterborough, PE2 9AL

220576312

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**