

LET PROPERTY PACK

INVESTMENT INFORMATION

Wainwright,
Peterborough, PE4

221293561

 www.letproperty.co.uk





Property Description

Our latest listing is in Wainwright, Peterborough, PE4

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Peterborough, PE4

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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £32 pm

Ground Rent: £10 pm

Lease Length: 77 years

Current Rent: £750

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

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 £750 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£750	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£32.00	
Ground Rent	£10.00	
Letting Fees	£75.00	£90.00
Total Monthly Costs	£491.38	£506.38
Monthly Net Income	£258.63	£393.63
Annual Net Income	£3,103.50	£4,723.50
Net Return	8.74%	13.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,923.50**
Adjusted To

Net Return **8.24%**

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

Annual Net Income **£3,118.50**
Adjusted To

Net Return **8.78%**

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 £130,000.



£130,000

1 bedroom house for sale

Wainwright, Werrington, Peterborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 May 2022 to 21 Dec 2022 (204 days) by Regal Park, Peterborough

+ Add to report



£125,000

1 bedroom house for sale

Wainwright, Peterborough, PE4

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2022 to 28 Jul 2022 (120 days) by Rosedale Property Agents, Peterborough

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

Frederick Drive, PETERBOROUGH

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 5 Nov 2024 (42 days) by William H. Brown Lettings, Peterborough

+ Add to report



£800 pcm

1 bedroom flat

Willow Court, Peterborough PE4 6AY

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2025 to 25 Feb 2025 (28 days) by Bairstow Eves Lettings, Peterborough

+ 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: **5 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.



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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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