

LET PROPERTY PACK

INVESTMENT INFORMATION

Orchard Street,
Peterborough, PE2

220576312

 www.letproperty.co.uk





Property Description

Our latest listing is in Orchard Street, Peterborough, PE2

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** 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...



LET PROPERTY



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Property Key Features

3 Bedrooms

1 Bathroom

Well-Equipped Kitchen

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



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



Returns Based on Rental Income	£1,150
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£633.13
Monthly Net Income	£516.88
Annual Net Income	£6,202.50
Net Return	12.40%

Return Stress Test Analysis Report



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

Annual Net Income	£3,902.50
Adjusted To	
Net Return	7.80%

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

Annual Net Income	£3,787.50
Adjusted To	
Net Return	7.57%

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

Middleton, Bretton, Peterborough

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Mar 2024 by Sharman Quinney, Peterborough

+ Add to report



£210,000

4 bedroom terraced house for sale

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

+ Add to report

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**.



4 bedroom terraced house

Gladstone Street, Millfield, Peterborough

+ Add to report

NO LONGER ADVERTISED LET AGREED

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

£1,275 pcm

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



4 bedroom terraced house

Kirkmeadow, Bretton, Peterborough, PE3

+ Add to report

NO LONGER ADVERTISED

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

£1,200 pcm

No Agent Fees | Property Reference Number: 1001068



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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.



LET PROPERTY