

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Orchard Street,  
Peterborough, PE2

220576312

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



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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







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

+ 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



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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.



**LETPROPERTY**