LET PROPERTY PACK

INVESTMENT INFORMATION

Frampton Place, Boston,
PE21

229405889

www.letproperty.co.uk





Property Description

Our latest listing is in Frampton Place, Boston, PE21

Get instant cash flow of **£698** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£817** which would provide the investor a Gross Yield of **10.1%** 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...



Frampton Place, Boston, PE21

229405889

Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £698

Market Rent: £817

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	**£24,250.00**
SDLT Charge	**£4,850**
Legal Fees	**£1,000.00**
Total Investment	**£30,100.00**

Projected Investment Return



The monthly rent of this property is currently set at £698 per calendar month but the potential market rent is

£ 817

Returns Based on Rental Income	£698	£817
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£69.80	£81.70
Total Monthly Costs	£387.93	£399.83
Monthly Net Income	£0.00	£417.18
Annual Net Income	£0.00	£5,006.10
Net Return	0.00%	16.63%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,372.10**
Net Return	**11.20%**

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

Annual Net Income Adjusted To	**£3,551.10**
Net Return	**11.80%**

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 £115,000.



£115,000

2 bedroom end of terrace house for sale

+ Add to r

Frampton Place, Boston

NO LONGER ADVERTISED SOLD STC

Marketed from 4 Mar 2022 to 28 Apr 2022 (54 days) by Drurys Estate Agents, Boston



£105,000

2 bedroom terraced house for sale

+ Add to rep

Frampton Place, Boston, PE21

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Jun 2022 to 26 Oct 2022 (146 days) by Sharman Burgess, Boston

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom terraced house

+ Add to report

Horncastle Road, Boston, PE21

NO LONGER ADVERTISED

Marketed from 2 Jul 2026 to 18 Aug 2026 (46 days) by Newton Fallowell, Boston



£825 pcm

2 bedroom terraced house

+ Add to report

Edwin Street, Boston, Lincolnshire

CURRENTLY ADVERTISED

Marketed from 20 Oct 2026 by Lets Comply Property Rental Experts, Boston

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **2 years+**
- Payment history: **On time for length of tenancy**

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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