

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Briton Court, Spalding,  
PE11

216048650

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





## Property Description

Our latest listing is in Briton Court, Spalding, PE11

Get instant cash flow of **£750** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Briton Court, Spalding,  
PE11

216048650



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Parking Space Available**

**Factor Fees: £125.00 PM**

**Ground Rent: £6.00 PM**

**Lease Length: 957 years**

**Current Rent: £750**

**Market Rent: £900**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£750	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£6.00	
Letting Fees	£75.00	£90.00
Total Monthly Costs	£614.75	£629.75
Monthly Net Income	£135.25	£270.25
Annual Net Income	£1,623.00	£3,243.00
Net Return	4.18%	8.35%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,443.00**  
Adjusted To

Net Return                      **3.72%**

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

Annual Net Income      **£1,425.00**  
Adjusted To

Net Return                      **3.67%**

# 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 £135,000.



**£135,000**

## 2 bedroom house for sale

Welland Close, Spalding,

**CURRENTLY ADVERTISED**

Marketed from 10 Jul 2025 by JP Asset Sourcing & Management, Covering Spalding, Boston & Peterborough

[+ Add to report](#)



**£135,000**

## 2 bedroom semi-detached house for sale

London Road, Spalding

**CURRENTLY ADVERTISED**

**SOLD STC**

Marketed from 18 Feb 2025 by Sedge Ltd, Spalding

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom bungalow

+ Add to report

River Bank, SPALDING

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2024 to 17 Mar 2025 (98 days) by Sharman Quinney, Werrington



£950 pcm

## 2 bedroom semi-detached house

+ Add to report

Balmoral Avenue, Spalding

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2025 to 25 Apr 2025 (13 days) by We'll Let Your House, Spalding



# Current Tenant Profile



As this property is currently tenanted, 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: **Moved in within the last 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.



**LETPROPERTY**