

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Crabtree, Peterborough,  
PE4 7EL

219548952

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





## Property Description

Our latest listing is in Crabtree, Peterborough, PE4 7EL

Get instant cash flow of **£1,334** per calendar month with a **8.43%** Gross Yield for investors.

**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...**



Crabtree, Peterborough,  
PE4 7EL

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## Property Key Features

**4 Bedrooms**

**3 Bathrooms**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 21 years**

**Current Rent: £1,334**



# Kitchen

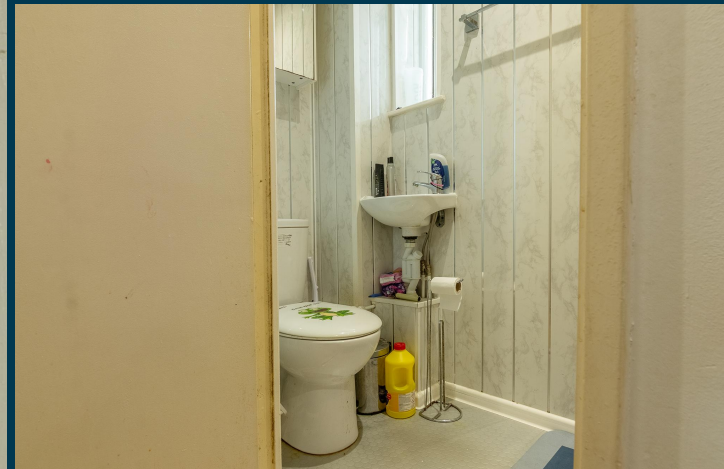




# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,334 per calendar month



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



Returns Based on Rental Income	£1,334
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£133.40
Total Monthly Costs	£832.78
Monthly Net Income	£501.23
Annual Net Income	£6,014.70
Net Return	8.77%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,346.70**  
Adjusted To

Net Return                      **4.88%**

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

Annual Net Income      **£2,729.70**  
Adjusted To

Net Return                      **3.98%**



# 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 £230,000.



£230,000

## 4 bedroom end of terrace house for sale

+ Add to report

Sheepwalk, Peterborough

NO LONGER ADVERTISED

Marketed from 19 Jun 2024 to 3 Feb 2025 (228 days) by William H. Brown, Peterborough

END TERRACED HOME | FOUR DOUBLE BEDROOMS | COUNCIL TAX BAND B | WET ROOM AND FAMILY BATHROOM | GA...



£220,000

## 4 bedroom end of terrace house for sale

+ Add to report

Leighton, Peterborough, PE2

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2024 to 11 Oct 2024 (243 days) by Symonds & Greenaway, Peterborough

NO CHAIN | CLOSE TO SCHOOLS + AMENITIES | SET OVER THREE FLOORS | FOUR DOUBLE BEDROOMS | RARE FIN...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,387 based on the analysis carried out by our letting team at **Let Property Management**.



£1,387 pcm

## 4 bedroom end of terrace house

+ Add to report

Westlake Avenue, Hampton Vale, Peterborough, Cambridgeshire, PE7

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Oct 2024 to 6 Jan 2025 (73 days) by Fitzjohn Sales and Lettings, Peterborough

FOUR BEDROOMS - TWO EN SUITES | SINGLE GARAGE TO REAR | MODERN KITCHEN BREAKFAST ROOM  
| DOWNSTAIR...



£1,375 pcm

## 4 bedroom end of terrace house

+ Add to report

Hargate Way, Hampton Hargate, Peterborough, PE7

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 25 Nov 2024 (18 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2286401



# 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: **4 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.



**LETPROPERTY**