

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 **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Orchard Street,
Peterborough, PE2

220576312



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



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 155,000

SDLT Charge

£8,350

Legal Fees

£1,000

Total Investment

£164,350

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
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£130.00
Monthly Net Income	£1,020.00
Annual Net Income	£12,240.00
Net Return	7.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,940**
Adjusted To

Net Return **6.05%**



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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Orchard Street, Peterborough, PE2

PROPERTY ID: 12345678

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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