

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Milldale Avenue Blyth,  
NE24 5AR

209134679

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





## Property Description

Our latest listing is in Milldale Avenue Blyth, NE24 5AR

Get instant cash flow of **£600** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£686** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Milldale Avenue Blyth,  
NE24 5AR

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## Property Key Features

**3 bedroom**

**1 bathroom**

**Garden Grounds**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £600**

**Market Rent: £686**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£2,580
Legal Fees	£1,000.00
Total Investment	£25,080.00



# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 686



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£600	£686
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£68.60
<b>Total Monthly Costs</b>	<b>£343.75</b>	<b>£352.35</b>
<b>Monthly Net Income</b>	<b>£256.25</b>	<b>£333.65</b>
<b>Annual Net Income</b>	<b>£3,075.00</b>	<b>£4,003.80</b>
<b>Net Return</b>	<b>12.26%</b>	<b>15.96%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,631.80**  
Adjusted To

Net Return                      **10.49%**

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

Annual Net Income      **£2,713.80**  
Adjusted To

Net Return                      **10.82%**

# 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



### 3 bedroom terraced house for sale

Tynedale Drive, Blyth

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedroom | Mid Terrace | Fully Refurbished | Very Well Presented | Ideal Family Home | Great...

#### SOLD PRICE HISTORY

10 Feb 2023	£127,500
24 Jun 2022	£81,950



£120,000



### 3 bedroom terraced house for sale

Brierley Close, Blyth

+ Add to report

NO LONGER ADVERTISED

\*\*\* MUST BE VIEW \*\*\* | Popular Location Close to Amenities | Recently Installed Boiler | Pleasant...

#### SOLD PRICE HISTORY

1 Jun 2006	£89,950
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# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

### 3 bedroom end of terrace house

Briardale Road, Blyth, NE24

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2116384

Marketed from 10 Jun 2024 to 15 Jun 2024 (5 days) by OpenRent, London

+ Add to report



£795 pcm

### 3 bedroom terraced house

Ravensdale Grove, Cowpen, Blyth, Northumberland, NE24 5AP

CURRENTLY ADVERTISED

Spacious Terraced House | Three Bedrooms | Cloaks Wc | Lounge & Dining Room | Breakfasting Kitche...

#### SOLD PRICE HISTORY

28 Sep 2018

£82,500

+ Add to report



# 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**



Current term of tenancy: **5 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**