

LET PROPERTY PACK

INVESTMENT INFORMATION

Twentieth Avenue, Blyth, NE24

210213010











Property Description

Our latest listing is in Twentieth Avenue, Blyth, NE24

Get instant cash flow of £600 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £832 which would provide the investor a Gross Yield of 8.7% 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 be a rewarding addition to an investor portfolio.

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







Twentieth Avenue, Blyth, NE24



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £832

210213010

Lounge









Kitchen









Bedrooms





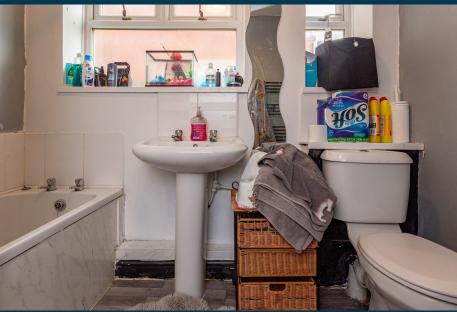




Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,750.00**

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £33,200.00

Projected Investment Return





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.

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

Returns Based on Rental Income	£600	£832
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£60.00	£83.20
Total Monthly Costs	£434.38	£457.58
Monthly Net Income	£165.63	£374.43
Annual Net Income	£1,987.50	£4,493.10
Net Return	5.99%	13.53%

Return Stress Test Analysis Report





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

Annual Net Income

£2,829.10

Adjusted To

Net Return

8.52%

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

Annual Net Income

£2,768.10

Adjusted To

Net Return

8.34%

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 £99,950.



3 bedroom semi-detached house for sale

+ Add to report

Twentieth Avenue, Blyth

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2021 to 18 May 2022 (180 days) by Lennon Properties, North East

£99,950



£94,950

3 bedroom semi-detached house for sale

+ Add to report

Twentieth Avenue, Blyth, Northumberland, NE24 2UB

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Jul 2021 to 22 Dec 2021 (152 days) by Pattinson Estate Agents, Blyth

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



£950 pcm

3 bedroom semi-detached house

Broadway, Blyth

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 19 Mar 2024 (49 days) by Lennon Properties, North East

3 bedroom detached house

+ Add to report

+ Add to report

Carrick Drive, Blyth, Northumberland, NE24 3SX

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Dec 2022 to 31 Jan 2023 (39 days) by Pattinson Estate Agents, Bedlington

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.





Interested in this property investment?

Call us on **0141 478 0985**



Twentieth Avenue, Blyth, NE24



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.