

LET PROPERTY PACK

INVESTMENT INFORMATION

Middleton Street, Blyth,
NE24 2LS

216978362

 www.letproperty.co.uk





Property Description

Our latest listing is in Middleton Street, Blyth, NE24 2LS

Get instant cash flow of **£565** per calendar month with a **5.65%** Gross Yield for investors.

This property has a potential to rent for **£720** which would provide the investor a Gross Yield of **7.2%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

On-street parking

Private front and rear gardens

Spacious Lounge and Dining Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £565

Market Rent: £720

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

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 £565 per calendar month but the potential market rent is

£ 720



Returns Based on Rental Income	£565	£720
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£56.50	£72.00
Total Monthly Costs	£502.75	£518.25
Monthly Net Income	£62.25	£201.75
Annual Net Income	£747.00	£2,421.00
Net Return	1.75%	5.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£981.00**
Adjusted To

Net Return **2.30%**

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

Annual Net Income **£351.00**
Adjusted To

Net Return **0.82%**

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 £140,000.



£140,000

2 bedroom terraced house for sale

+ Add to report

Larch Grove, Blyth

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2024 to 7 Jun 2024 (120 days) by Rook Matthews Sayer, Blyth

Stunning Two Bedroom House | Sought After Estate | Downstairs WC | Epc Rating C , Council Tax...



£139,950

2 bedroom terraced house for sale

+ Add to report

Allonby Mews, Shankhouse, Cramlington, Northumberland, NE23 3BJ

CURRENTLY ADVERTISED

SOLD STC



Marketed from 8 Apr 2025 by Pattinson Estate Agents, Cramlington

No onward purchase | Ground floor w.c | Two double bedrooms | Conservatory | Great location

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£750 pcm</p>	<p>2 bedroom terraced house</p> <p>Haggerston Road, Blyth</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 3 Jun 2024 to 24 Jun 2024 (20 days) by Lennon Properties, North East</p> <p>Two bedroom mid terrace Popular location Garage/Off street parking Rear garden Long term ...</p>
 <p>£725 pcm</p>	<p>2 bedroom terraced house</p> <p>Allonby Mews, Cramlington, Cramlington</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 20 Feb 2025 by Renown Estate Agents, Cramlington</p> <p>Extended 2 Bedroomed mid link with gas radiator central heating, entrance hall, ground floor wc, ...</p>

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: **2 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.



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