

LET PROPERTY PACK

INVESTMENT INFORMATION

Font Drive, Blyth, NE24
4GY

217393172

 www.letproperty.co.uk





Property Description

Our latest listing is in Font Drive, Blyth, NE24 4GY

Get instant cash flow of **£800** per calendar month with a **6.55%** Gross Yield for investors.

This property has a potential to rent for **£852** which would provide the investor a Gross Yield of **6.98%** 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...



Font Drive, Blyth, NE24
4GY

217393172



Property Key Features

3 Bedrooms

1 Bathroom with a separate WC

Private Driveway parking

Private back garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £852

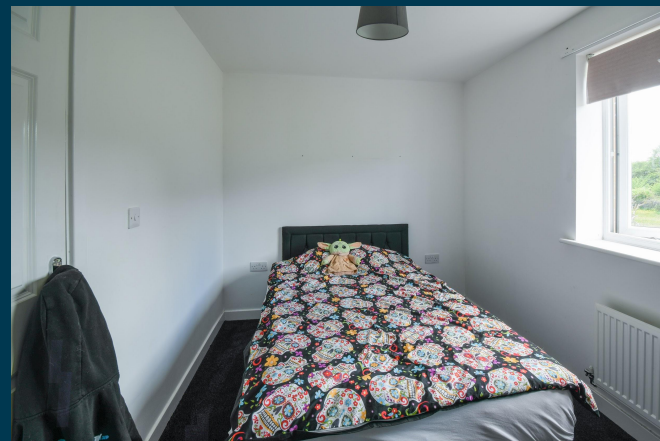
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £168,475.00 and borrowing of £126,356.25 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 168,475.00

25% Deposit

£42,118.75

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£52,412.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£852



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	£800	£852
Mortgage Payments on £126,356.25 @ 5%	£526.48	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£85.20
Total Monthly Costs	£621.48	£626.68
Monthly Net Income	£178.52	£225.32
Annual Net Income	£2,142.19	£2,703.79
Net Return	4.09%	5.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£999.79**
Adjusted To

Net Return **1.91%**

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

Annual Net Income **£176.66**
Adjusted To

Net Return **0.34%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Turnberry Avenue, South Newsham, Blyth, Northumberland, NE24 4UL

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jan 2024 to 15 Oct 2024 (286 days) by Pattinson Estate Agents, Blyth

Modern End Terraced Property | Three Bedrooms | En-suite To Bedroom One | Shared Ownership Option...



£175,000

3 bedroom terraced house for sale

+ Add to report

Larch Grove, Blyth, NE24

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 to 13 Dec 2024 (133 days) by Lennon Properties, North East

Three Bedroom | Mid Terrace | Very Well Presented | Lounge/Diner | Gas Central Heating | Double G...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom terraced house

Alfred Avenue, Bedlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 to 2 Apr 2025 (28 days) by Mike Rogerson Estate Agents, Bedlington

Terraced House | Three Bedrooms | Lounge | En-suite | Walk-in Wardrobe | Dining Room | Kitchen | ...

+ Add to report



£875 pcm

3 bedroom terraced house

Horton Manor, Blyth

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2024 to 24 Apr 2024 (37 days) by Lennon Properties, North East

Three bedrooms | Modern Terraced home | Off Street parking | Downstairs wc | En-suite to master | ...

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



Font Drive, Blyth, NE24 4GY

PROPERTY ID: 217393172

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