

LET PROPERTY PACK

INVESTMENT INFORMATION

Bowes Street, Blyth, NE24

220109431

 www.letproperty.co.uk





Property Description

Our latest listing is in Bowes Street, Blyth, NE24

This property has a potential to rent for **£578** which would provide the investor a Gross Yield of **15.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Bowes Street, Blyth, NE24

220109431



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 959 years

Market Rent: £578

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£578
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£57.80
Total Monthly Costs	£72.80
Monthly Net Income	£505.20
Annual Net Income	£6,062.40
Net Return	12.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,906**
Adjusted To

Net Return **9.95%**

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 £50,000.



£50,000

1 bedroom flat for sale

Cromwell Court, Blyth, Northumberland, NE24 5BR

NO LONGER ADVERTISED

Marketed from 15 Jun 2021 to 1 Aug 2023 (777 days) by Pattinson Estate Agents, Blyth

+ Add to report



£45,000

2 bedroom flat for sale

Marlow Street, Blyth, Northumberland, NE24 2RH

NO LONGER ADVERTISED

Marketed from 1 Sep 2023 to 25 Sep 2023 (24 days) by Pattinson Estate Agents, Auction

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £581 based on the analysis carried out by our letting team at **Let Property Management**.



£581 pcm

1 bedroom flat

+ Add to report

Keelmans House, Summers Street, Blyth, Northumberland, NE24

NO LONGER ADVERTISED

Marketed from 5 Aug 2025 to 13 Aug 2025 (8 days) by Sanctuary Housing, Sanctuary Housing



£495 pcm

1 bedroom apartment

+ Add to report

Regent Court, Blyth

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Sep 2023 to 8 Dec 2023 (70 days) by Letsafe, Tyne and Wear



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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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