

LET PROPERTY PACK

INVESTMENT INFORMATION

Bowes Street, Blyth, NE24

220109431











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...









1 Bedroom

1 Bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 959 years

Market Rent: £578

Bowes Street, Blyth, NE24

22010943

Lounge





Kitchen







Bedrooms







Bathroom







Exterior







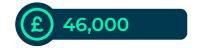


Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

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

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	ТВС
Ground Rent	ТВС
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

+ Add to report

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



£45,000

2 bedroom flat for sale

+ Add to report

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

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





Interested in this property investment?

Call us on **0141 478 0985**



Bowes Street, 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.