

LET PROPERTY PACK

INVESTMENT INFORMATION

Chase Mews, Blyth, NE24
4LE

221656073

 www.letproperty.co.uk





Property Description

Our latest listing is in Chase Mews, Blyth, NE24 4LE

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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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4LE

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Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£115.00
Total Monthly Costs	£630.63	£670.63
Monthly Net Income	£119.38	£479.38
Annual Net Income	£1,432.50	£5,752.50
Net Return	2.66%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £185,000.



£185,000

2 bedroom terraced house for sale

+ Add to report

Marine Terrace, Blyth

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 26 Mar 2025 (48 days) by Rook Matthews Sayer, Blyth

Stunning Substantial Mid Terrace House | Two Reception Rooms | Log Burner | Set Over Three F...



£182,995

2 bedroom terraced house for sale

+ Add to report

Off Beacon Lane, Cramlington, NE23 8AZ

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 22 Feb 2025 (14 days) by Keepmoat Homes

Advanced energy-saving features including PV panels | Modern two-bedroom home | Lounge with Frenc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Regent Road North, Gosforth, Newcastle upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jan 2025 to 31 Jan 2025 (30 days) by Bailey & Co., Jesmond

****AVAILABLE FEBRUARY 2025**** ****FURNISHED OR UNFURNISHED**** ****PRIVATE REAR GARDEN**** A delightful ter...



£1,195 pcm

2 bedroom terraced house

+ Add to report

Monarch Court, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 28 Mar 2025 (14 days) by Bowson, Jesmond

AVAILABLE NOW | TWO BEDROOMS | FURNISHED | RECENTLY RENOVATED | GARAGE | EPC C | COUNCIL TAX BAND B

Current Tenant Profile



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.



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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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