LET PROPERTY PACK

INVESTMENT INFORMATION

Wright Street, Blyth, NE24

230601428

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Property Description

Our latest listing is in Wright Street, Blyth, NE24

Get instant cash flow of **£770** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£1,058** which would provide the investor a Gross Yield of **14.1%** 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...



Wright Street, Blyth,
NE24

230601428

Property Key Features

Portfolio of 2 Flats

2 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchen Areas

Factor Fees: £282.10 pm

Ground Rent: £0.00

Lease Length: 979 years

Current Rent: £770

Market Rent: £1,058

Lounge





Kitchen





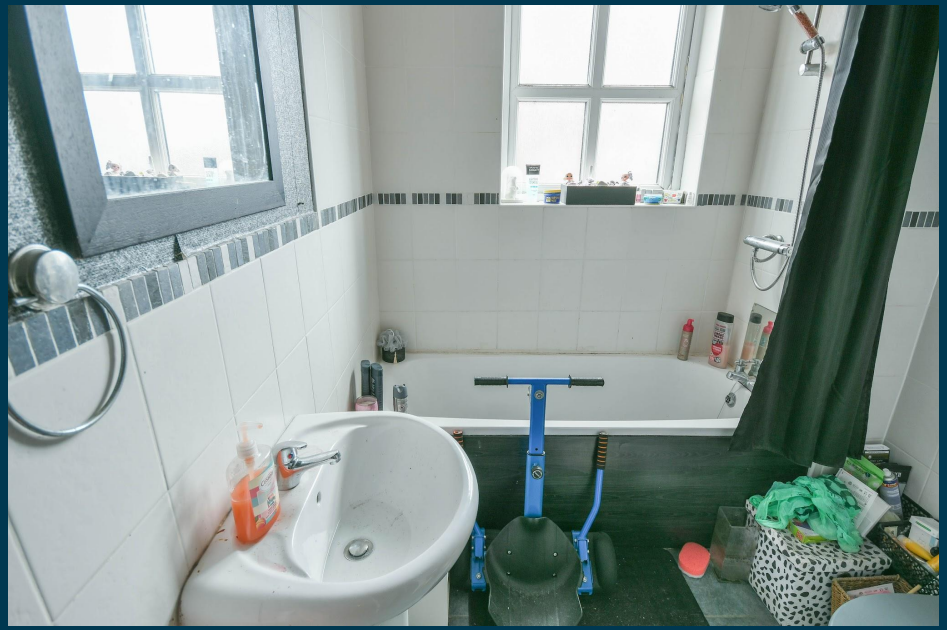
Bedrooms





Bathroom





Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge	**£4,500**
Legal Fees	**£1,000**
Total Investment	**£95,500**

Outlay figures based on assumed cash purchase of 90,000.

Projected Investment Return



The monthly rent of this property is currently set at £770 per calendar month but the potential market rent is £ 1,058

Returns Based on Rental Income	£770	£1,058
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£282.10	
Ground Rent	£0.00	
Letting Fees	£77.00	£105.80
Total Monthly Costs	£374.10	£402.90
Monthly Net Income	£395.90	£655.10
Annual Net Income	£4,750.80	£7,861.20
Net Return	4.97%	8.23%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£5,745**
Net Return	**6.02%**

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 £110,000.



4 bedroom detached house for sale

+ Add to report

Salisbury Street, Blyth

NO LONGER ADVERTISED SOLD STC

Marketed from 6 May 2025 to 6 Jan 2026 (245 days) by Dinsdale Residential, Covering Blyth

£110,000



4 bedroom terraced house for sale

+ Add to report

Union Street, Blyth, Northumberland, NE24 2ED

NO LONGER ADVERTISED SOLD STC

Marketed from 4 Apr 2024 to 28 Jun 2025 (450 days) by Pattinson Estate Agents, Blyth

£100,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

4 bedroom town house

+ Add to report

Colt Crag Mews, Blyth

NO LONGER ADVERTISED LET AGREED

Marketed from 28 Nov 2024 to 15 Jan 2025 (47 days) by Rook Matthews Sayer, Blyth



£1,100 pcm

4 bedroom terraced house

+ Add to report

Horton Park, Blyth

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Dec 2024 to 18 Apr 2025 (112 days) by Dinsdale Residential, Covering Blyth

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 at the latest**
- 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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Wright Street, Blyth, NE24

PROPERTY ID: 230601428

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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