

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Richmond Court, Wright  
Street, Blyth, NE24

226507209

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Richmond Court, Wright Street, Blyth, NE24

Get instant cash flow of **£400** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£527** which would provide the investor a Gross Yield of **12.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



Richmond Court, Wright  
Street, Blyth, NE24

226507209



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: £141.05 PM**

**Ground Rent: TBC**

**Lease Length: 979 Years**

**Current Rent: £400**

**Market Rent: £527**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	£2,500
Legal Fees	£1,000
Total Investment	£53,500

# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 527

Returns Based on Rental Income	£400	£527
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.05	
Ground Rent	TBC	
Letting Fees	£40.00	£52.70
<b>Total Monthly Costs</b>	<b>£196.05</b>	<b>£208.75</b>
<b>Monthly Net Income</b>	<b>£203.95</b>	<b>£318.25</b>
<b>Annual Net Income</b>	<b>£2,447.40</b>	<b>£3,819.00</b>
<b>Net Return</b>	<b>4.57%</b>	<b>7.14%</b>

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      **£2,765**  
Adjusted To



Net Return                      **5.17%**



# 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 £95,000.

 <p>View details</p>	<b>2 bedroom flat for sale</b>	<a href="#">+ Add to report</a>
	Broadway Crescent, Blyth, NE24	
	<b>CURRENTLY ADVERTISED</b> <b>SOLD STC</b>	
	Marketed from 21 Apr 2026 by Lennon Properties, North East	
<b>£95,000</b>		
	<b>2 bedroom flat for sale</b>	<a href="#">+ Add to report</a>
	Princess Louise Road, Blyth	
	<b>NO LONGER ADVERTISED</b> <b>SOLD STC</b>	
	Marketed from 15 Jul 2025 to 31 Mar 2026 (258 days) by Rook Matthews Sayer, Blyth	
<b>£90,000</b>		

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom flat

+ Add to report

Sidney Street, Blyth

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 to 16 Apr 2026 (36 days) by Rook Matthews Sayer, Blyth



£595 pcm

2 bedroom flat

+ Add to report

Marlow Street, Blyth, Northumberland, NE24 2RQ

NO LONGER ADVERTISED

Marketed from 20 Feb 2026 to 2 Apr 2026 (41 days) by Pattinson Estate Agents, Whitley Bay

# 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.



Richmond Court, Wright Street, Blyth,  
NE24

PROPERTY ID: 12345678

 [www.letproperty.co.uk](http://www.letproperty.co.uk)

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**