

LET PROPERTY PACK

INVESTMENT INFORMATION

Beaumont Street, Blyth,
NE24

227856112

 www.letproperty.co.uk





Property Description

Our latest listing is in Beaumont Street, Blyth, NE24

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Beaumont Street, Blyth,
NE24

227856112



Property Key Features

3 Bedrooms

1 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £800 PM

Lounge



Kitchen



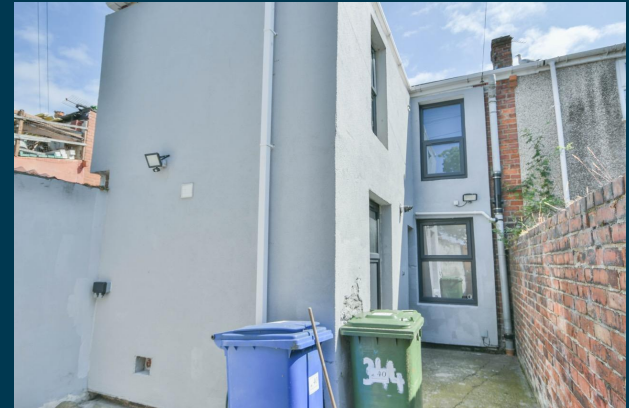
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

Projected Investment Return



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



Returns Based on Rental Income	£800
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£80.00
Total Monthly Costs	£360.63
Monthly Net Income	£439.38
Annual Net Income	£5,272.50
Net Return	19.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,672.50**
Adjusted To

Net Return **13.86%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,997.50**
Adjusted To

Net Return **15.08%**

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 £100,000.



£100,000

3 bedroom terraced house for sale

+ Add to report

Hambledon Street, Blyth, NE24

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jan 2026 to 5 May 2026 (110 days) by Lennon Properties, North East



£99,950

3 bedroom terraced house for sale

+ Add to report

Kimberley Terrace, Blyth, NE24

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2025 to 4 Mar 2026 (150 days) by Lennon Properties, North East

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Hodgsons Road, Blyth, Northumberland, NE24 1NX

NO LONGER ADVERTISED

Marketed from 31 Jul 2025 to 24 Mar 2026 (235 days) by Pattinson Estate Agents, Whitley Bay



£895 pcm

3 bedroom semi-detached house

+ Add to report

Hodgsons Road, Blyth

NO LONGER ADVERTISED

Marketed from 11 Jul 2025 to 6 Nov 2025 (117 days) by Trading Places, 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
Fully compliant tenancy including EICR & Gas Safety in order

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.



www.letproperty.co.uk

Beaumont Street, Blyth, NE24

227856112

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