

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beaconsfield Street, Blyth,  
NE24

224781560

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





## Property Description

Our latest listing is in Beaconsfield Street, Blyth, NE24

Get instant cash flow of **£400** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£583** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Beaconsfield Street, Blyth,  
NE24

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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £1.00 pm**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £400**

**Market Rent: £583**

# Lounge



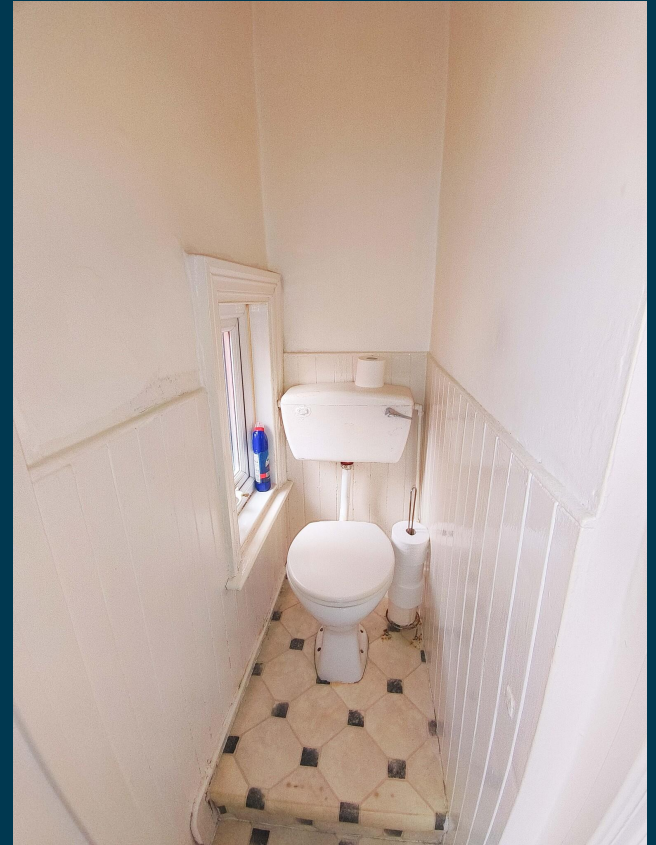
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£3,500
Legal Fees	£1,000.00
Total Investment	£22,000.00

# Projected Investment Return



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



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

£ 583

Returns Based on Rental Income	£400	£583
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	TBC	
Letting Fees	£40.00	£58.30
<b>Total Monthly Costs</b>	<b>£274.75</b>	<b>£293.05</b>
<b>Monthly Net Income</b>	<b>£125.25</b>	<b>£289.95</b>
<b>Annual Net Income</b>	<b>£1,503.00</b>	<b>£3,479.40</b>
<b>Net Return</b>	<b>6.83%</b>	<b>15.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,313.40**  
Adjusted To

Net Return                      **10.52%**

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



Annual Net Income      **£2,429.40**  
Adjusted To

Net Return                      **11.04%**

# 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 £80,000.

 <b>£80,000</b>	<b>2 bedroom flat for sale</b> St. Cuthberts Court, Blyth, Northumberland, NE24 2DH <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b> Marketed from 9 Aug 2024 to 10 Dec 2024 (123 days) by Pattinson Estate Agents, Blyth
 <b>£75,000</b>	<b>2 bedroom flat for sale</b> Bondicar Terrace, Blyth, NE24 <b>NO LONGER ADVERTISED</b> <b>SOLD STC</b> Marketed from 18 Oct 2023 to 25 Jan 2024 (98 days) by Strike, Tyne, Tees & Border

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom flat



Waterloo Road, Blyth, Northumberland, NE24 1DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Dec 2025 to 10 Jan 2026 (39 days) by Pattinson Estate Agents, Blyth



£650 pcm

## 2 bedroom ground floor flat



Princess Louise Road, Blyth






NO LONGER ADVERTISED

Marketed from 12 Feb 2026 to 24 Feb 2026 (11 days) by Rook Matthews Sayer, 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  Fully compliant tenancy: **Yes**  
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.



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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.



**LETPROPERTY**