

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Twentieth Avenue, Blyth,  
NE24

210213010

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





## Property Description

Our latest listing is in Twentieth Avenue, Blyth, NE24

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£832** which would provide the investor a Gross Yield of **8.7%** 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 be a rewarding addition to an investor portfolio.**

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



Twentieth Avenue, Blyth,  
NE24

210213010



## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Lounge**

**Garden Ground Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £832**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 832

Returns Based on Rental Income	£600	£832
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£83.20
<b>Total Monthly Costs</b>	<b>£434.38</b>	<b>£457.58</b>
<b>Monthly Net Income</b>	<b>£165.63</b>	<b>£374.43</b>
<b>Annual Net Income</b>	<b>£1,987.50</b>	<b>£4,493.10</b>
<b>Net Return</b>	<b>5.99%</b>	<b>13.53%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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      **£2,829.10**  
Adjusted To

Net Return                      **8.52%**

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

Annual Net Income      **£2,768.10**  
Adjusted To

Net Return                      **8.34%**

# 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 £99,950.



£99,950

**3 bedroom semi-detached house for sale**

+ Add to report

Twentieth Avenue, Blyth

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2021 to 18 May 2022 (180 days) by Lennon Properties, North East



£94,950

**3 bedroom semi-detached house for sale**

+ Add to report

Twentieth Avenue, Blyth, Northumberland, NE24 2UB

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2021 to 22 Dec 2021 (152 days) by Pattinson Estate Agents, Blyth

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 3 bedroom semi-detached house

+ Add to report

Broadway, Blyth

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 19 Mar 2024 (49 days) by Lennon Properties, North East



£950 pcm

## 3 bedroom detached house

+ Add to report

Carrick Drive, Blyth, Northumberland, NE24 3SX

NO LONGER ADVERTISED

LET AGREED






Marketed from 22 Dec 2022 to 31 Jan 2023 (39 days) by Pattinson Estate Agents, Bedlington



# Current Tenant Profile



As this property is currently tenanted, 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: **5 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.



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

Twentieth Avenue, Blyth, NE24

210213010

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**