

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Brockwell Court, Blyth, NE24

222874590









#### **Property Description**

Our latest listing is in Brockwell Court, Blyth, NE24

Get instant cash flow of £500 per calendar month with a 9.2% Gross Yield for investors.

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 10.2% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Brockwell Court, Blyth, NE24



2 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Good Condition** 

Factor Fees: £0.00

Ground Rent: £3.92

Lease Length: 99 years

**Current Rent: £500** 

Market Rent: £550

222874590

## Lounge







#### Kitchen

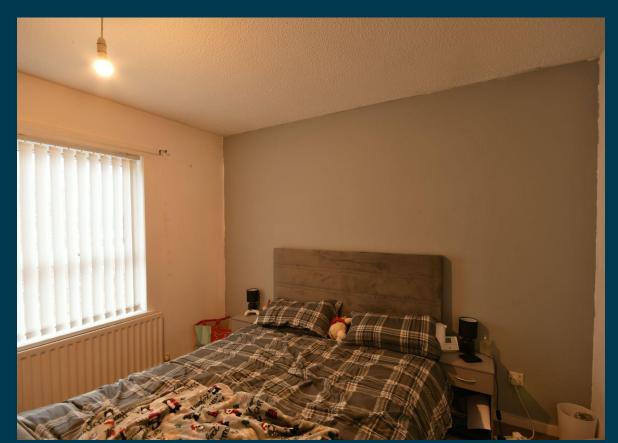






#### **Bedrooms**









### **Bathroom**







#### **Exterior**







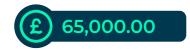
#### **Initial Outlay**





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£16,250.00** 

SDLT Charge £3,250

Legal Fees £1,000.00

Total Investment £20,500.00

#### **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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£550
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£3.92	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£272.05	£277.05
Monthly Net Income	£227.96	£272.96
Annual Net Income	£2,735.46	£3,275.46
Net Return	13.34%	15.98%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,175.46

Adjusted To

Net Return

10.61%

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

Annual Net Income

£2,347.50

Adjusted To

Net Return

11.45%

#### 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 £70,000.



2 bedroom flat for sale

+ Add to report

Plessey Road, Blyth

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2022 to 28 Sep 2022 (92 days) by Rook Matthews Sayer, Blyth



2 bedroom flat for sale

+ Add to report

Brockwell Court, Blyth

NO LONGER ADVERTISED

Marketed from 3 Dec 2021 to 11 Feb 2022 (70 days) by Rickard Chartered Surveyors & Estate Agents, Blyth

£55,000

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

+ Add to report

Keats Avenue, Newsham, Blyth, Northumberland, NE24 5RL

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2025 to 13 Jun 2025 (8 days) by Pattinson Estate Agents, Blyth



£500 pcm

£695 pcm

2 bedroom flat

+ Add to report

Brockwell Court, Blyth, NE24

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2025 to 22 Aug 2025 (16 days) by Lennon Properties, North East

#### **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: 2 years+



Standard Tenancy Agreement In Place: **YES** 



Payment history: On time for length of tenancy



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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Brockwell Court, Blyth, NE24



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.