

LET PROPERTY PACK

INVESTMENT INFORMATION

De Walden Square,
Morpeth, NE61

219231953

 www.letproperty.co.uk





Property Description

Our latest listing is in De Walden Square, Morpeth, NE61

Get instant cash flow of **£600** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£687** which would provide the investor a Gross Yield of **6.1%** 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 make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedroom

1 Bathroom

Expansive Lounge

Well-Fitted Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £687

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

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 £600 per calendar month but the potential market rent is

£ 687

Returns Based on Rental Income	£600	£687
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£68.70
Total Monthly Costs	£496.88	£505.58
Monthly Net Income	£103.13	£181.43
Annual Net Income	£1,237.50	£2,177.10
Net Return	2.97%	5.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£803.10**
Adjusted To

Net Return **1.93%**

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

Annual Net Income **£152.10**
Adjusted To

Net Return **0.36%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

+ Add to report

William Street, Pegswood, Morpeth, Northumberland, NE61 6UL

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Feb 2025 by Pattinson Estate Agents, Morpeth



£135,000

3 bedroom end of terrace house for sale

+ Add to report

West View, Morpeth, NE61

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Oct 2024 to 4 Apr 2025 (179 days) by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Belsay Close, Pegswood, Morpeth, Northumberland, NE61 6XQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2024 to 3 Sep 2024 (84 days) by Greetham Gilbert, Jesmond

+ Add to report



£695 pcm

2 bedroom terraced house

Belsay Close, Pegswood, Morpeth

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 7 Feb 2025 (23 days) by Orange Sales and Lettings, Stockton-On-Tees

+ Add to report

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: **Moved
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.



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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.



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