# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Chester Square, Morpeth,
NE61 5UF

**219355198**

# PROPERTY DESCRIPTION

Our latest listing is in Chester Square, Morpeth, NE61 5UF

Rent currently agreed with tenant of **£425** per calendar month which calculates to a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Please read full legal pack for detailed property information.**

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

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Chester Square, Morpeth, NE61 5UF

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# Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £425

Market Rent: £550

# Lounge

# Kitchen

# Bedrooms

# Bathroom

# Exterior

# Purchase Outlay

Tenanted Property Auctions

**ASSUMED PURCHASE PRICE**

**£69,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£6,900** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£12,900** |
| Purchase Balance | **£62,100** |
| SDLT Charge | **£3,450** |
| Est. Legal Fees | **~£1,000** |
| Balance Paid On Settlement | **£66,550** |

Your total all in costs would be ~£66,550 after taxes and fees based on a purchase price of £69,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £79,950.

£79,950

## 2 bedroom terraced house for sale

+ Add to report

Guildford Square, Lynemouth, NE61 5XN

NO LONGER ADVERTISED | SOLD STC

Marketed from 15 May 2025 to 9 Sep 2025 (116 days) by eXp UK, North East

£70,000

## 2 bedroom terraced house for sale

+ Add to report

Dalton Avenue, Morpeth, NE61

NO LONGER ADVERTISED | SOLD STC

Marketed from 1 Oct 2025 to 6 Mar 2026 (155 days) by Purplebricks, covering Newcastle upon Tyne

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our lettings team.

**£700 pcm**

## 2 bedroom terraced house

+ Add to report

Eden Terrace, Lynemouth, NE61

CURRENTLY ADVERTISED

Marketed from 13 Aug 2026 by Lennon Properties, North East

**£695 pcm**

## 2 bedroom terraced house

+ Add to report

Eden Terrace, Lynemouth, Morpeth, Northumberland, NE61 5TU

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Jun 2026 to 13 Aug 2026 (49 days) by Pattinson Estate Agents, Ashington

Interested in this
**property investment?**

Call us on
**0161 394 2637**

Chester Square, Morpeth, NE61 5UF

**PROPERTY ID: 219355198**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.