

LET PROPERTY PACK

INVESTMENT INFORMATION

Eden Terrace, Morpeth,
NE61

224943861

 www.letproperty.co.uk





Property Description

Our latest listing is in Eden Terrace, Morpeth, NE61

Get instant cash flow of **£550** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£717** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

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



Eden Terrace, Morpeth,
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Property Key Features

3 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £717

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £75,000.

ASSUMED PURCHASE PRICE

£ 75,000.00

SDLT Charge	£3,750
Legal Fees	£1,000
Total Investment	£79,750

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 717

Returns Based on Rental Income	£550	£717
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£71.70
Total Monthly Costs	£70.00	£86.70
Monthly Net Income	£480.00	£630.30
Annual Net Income	£5,760.00	£7,563.60
Net Return	7.22%	9.48%

Our industry leading letting agency **Let Property Management** 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 **£6,130**
Adjusted To

Net Return **7.69%**



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 £95,000.



£95,000

3 bedroom terraced house for sale

+ Add to req

Albion Terrace, Lynemouth, Morpeth, Northumberland, NE61 5SY

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2023 to 22 Sep 2023 (176 days) by Pattinson Estate Agents, Ashington



£90,000

3 bedroom terraced house for sale

+ Add to repo

River View, Morpeth

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Aug 2023 to 25 Oct 2023 (76 days) by Rook Matthews Sayer, Ashington

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

3 bedroom terraced house

Eden Terrace, Lynemouth, Morpeth, NE61

NO LONGER ADVERTISED

Marketed from 26 Nov 2025 to 6 Dec 2025 (10 days) by OpenRent, London

+ Add to report



£700 pcm

3 bedroom semi-detached house

Neville Square, Lynemouth, Morpeth, NE61

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jan 2026 to 22 Jan 2026 (16 days) by Lightning Estates, Gateshead

+ Add to report

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in 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.



Interested in this
property investment?

Call us on
0141 478 0985

 www.letproperty.co.uk

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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.

