

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kingsley Road, Morpeth,  
NE61

222874800

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





## Property Description

Our latest listing is in Kingsley Road, Morpeth, NE61

Get instant cash flow of **£550** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **16.4%** 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...



Kingsley Road, Morpeth,  
NE61

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## Property Key Features

**3 bedroom**

**2 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £778**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £57,000.

## ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge	£2,850
Legal Fees	£1,000
Total Investment	£60,850

# 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 £550 per calendar month but the potential market rent is

£ 778

Returns Based on Rental Income	£550	£778
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£77.80
<b>Total Monthly Costs</b>	<b>£70.00</b>	<b>£92.80</b>
<b>Monthly Net Income</b>	<b>£480.00</b>	<b>£685.20</b>
<b>Annual Net Income</b>	<b>£5,760.00</b>	<b>£8,222.40</b>
<b>Net Return</b>	<b>9.47%</b>	<b>13.51%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,666**  
Adjusted To

Net Return                      **10.96%**

# 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

## 2 bedroom terraced house for sale

+ Add to req

Fenham Road, Morpeth, NE61

NO LONGER ADVERTISED

Marketed from 4 Oct 2021 to 8 Oct 2021 (3 days) by Strike, Nationwide



£79,950

## 2 bedroom terraced house for sale

+ Add to

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

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

## 3 bedroom semi-detached house

+ Add to report

Albion Terrace, NE61

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 26 Jul 2025 (64 days) by MIDDLETON ESTATES AND LETTINGS, Ashington



£750 pcm

## 3 bedroom terraced house

+ Add to report

Eden Terrace, Lynemouth, Morpeth, NE61

NO LONGER ADVERTISED

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

# 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: **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.



Kingsley Road, Morpeth, NE61

PROPERTY ID: 222874800

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**