

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Wishaw, ML2
7ND

192703343

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Wishaw, ML2 7ND

Get instant cash flow of **£650** per calendar month with a **11.1%** Gross Yield for investors.

As the property is located within the Wishaw Town Centre, has a tenant that has taken good care of the space and a rental income that ensure fantastic returns, this would be a brilliant addition to an investors portfolio.

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



Main Street, Wishaw, ML2
7ND

192703343



Property Key Features

2 Bedroom

1 Bathroom

Three Piece Shower Room

Private Off Road Parking

Factor Fees: £0.00

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
Legal Fees	£1,000.00
Total Investment	£22,700.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£650
Mortgage Payments on £52,500.00 @ 5%	£218.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£65.00
Total Monthly Costs	£298.75
Monthly Net Income	£351.25
Annual Net Income	£4,215.00
Net Return	18.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,035.00**
Adjusted To

Net Return **8.96%**

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


Annual Net Income **£2,085.00**
Adjusted To

Net Return **9.19%**

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 £130,000.00.



1 bedroom flat for sale
Main Street, Wishaw, ML2

NO LONGER ADVERTISED

Key features

Home Report £45,000 | Convenient Town Centre Location | Great Buy To Let Or Starter Flat | Potential rental yield of 14% | Potential Rental Value ...

Marketed from 24 Oct 2018 to 7 Jan 2019 (74 days) by Auction House Scotland, Glasgow

£29,995

[+ Add to report](#)

288 TO 304, MAIN STREET, WISHAW, ML2 7ND	27-06-2014	£130,000
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[Floorplan](#)

2 bedroom apartment for sale
Main Street, Wishaw, Lanarkshire , ML2 7NE

NO LONGER ADVERTISED **UNDER OFFER**

Key features

Upper Flat | Popular Location | Two Bedrooms | Double Glazing | Electric Eco-Heating Heating | Security Entrance | Parking to rear and front | Close ...

Marketed from 27 Jan 2022 to 25 Apr 2022 (88 days) by Clyde Property, Bothwell

£69,995

[+ Add to report](#)

Sold price history

20 Dec 2022	£60,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

Main Street, Wishaw

+ Add to report

CURRENTLY ADVERTISED

LET AGREED

Available Now | Two Bedroom | Duplex | Large Room Sizes | Unfurnished |
LARN1904055

SOLD PRICE HISTORY



£695 pcm

2 bedroom flat

Belhaven Terrace, Wishaw

+ Add to report

NO LONGER ADVERTISED






Well presented first floor 2 bedroom flat in the desirable street Belhaven Terrace. Very convenie...

SOLD PRICE HISTORY

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 Short Assured Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0-2 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.



www.letproperty.co.uk

Main Street, Wishaw, ML2 7ND

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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