

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Main Street, Wishaw, ML2 7ND

192703343











#### **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



2 Bedroom

1 Bathroom

Three Piece Shower Room

**Private Off Road Parking** 

Factor Fees: £0.00

Current Rent: £650

192703343

## Lounge







#### Kitchen









## Bedrooms









### **Bathroom**









### **Exterior**









#### **Initial Outlay**





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**



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

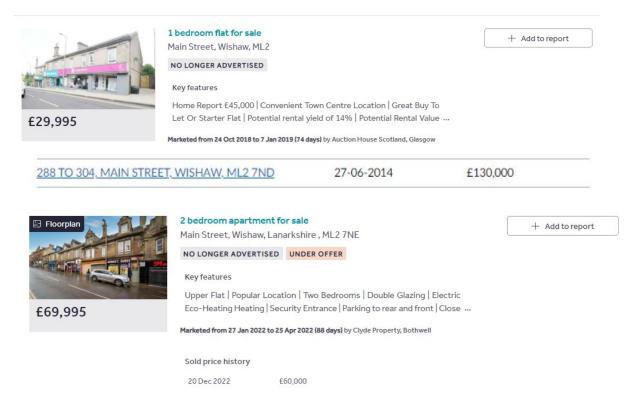
Net Return

9.19%

#### Sale Comparables Report



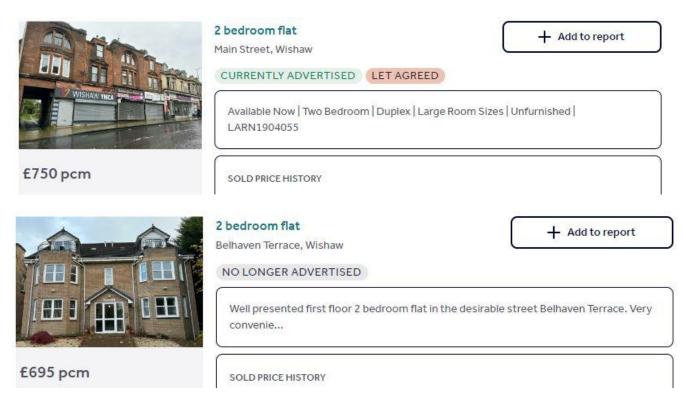
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.00.



#### **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**.



#### **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



Current term of tenancy: **0-2 years** 



Standard Short Assured Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Main Street, Wishaw, ML2 7ND



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.