

LET PROPERTY PACK

INVESTMENT INFORMATION

Bell Street, Wishaw, ML2
7NU

209904914

 www.letproperty.co.uk





Property Description

Our latest listing is in Bell Street, Wishaw, ML2 7NU

Get instant cash flow of **£500** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

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



Bell Street, Wishaw, ML2
7NU

209904914



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Market Rent: £706

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £21,250.00 |
| Stamp Duty ADS @ 6% | £5,100.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £27,350.00 |

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 706

| Returns Based on Rental Income | £500 | £706 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £63,750.00 @ 5% | £265.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £50.00 | £70.60 |
| Total Monthly Costs | £330.63 | £351.23 |
| Monthly Net Income | £169.38 | £354.78 |
| Annual Net Income | £2,032.50 | £4,257.30 |
| Net Return | 7.43% | 15.57% |

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,845.30**
Adjusted To

Net Return **10.40%**

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

Annual Net Income **£2,982.30**
Adjusted To

Net Return **10.90%**

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 £119,995.



[View details](#)

£119,995

3 bedroom semi-detached house for sale

Bell Street, Wishaw, Lanarkshire, ML2

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Close to Town Centre. | Cul de sac | Close to train station. | Excellent condition throughout. |...

SOLD PRICE HISTORY

| | |
|------------|----------|
| 8 Aug 2019 | £115,000 |
|------------|----------|

Marketed from 12 Jun 2019 to 14 Aug 2019 (63 days) by Shilladys, Wishaw



£82,000

Floorplan

2 bedroom flat for sale

Bell Street, Wishaw

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

2 Bedrooms | Top Floor Flat | Modern Bathroom | Spacious Rooms | Residents Parking | 3D Virtual T...

SOLD PRICE HISTORY

| | |
|-------------|---------|
| 4 Aug 2022 | £89,000 |
| 25 Aug 2008 | £99,500 |
| 14 Apr 2008 | £99,500 |

Marketed from 8 Oct 2021 to 14 Oct 2022 (371 days) by Upload Abode, Lanarkshire and Glasgow

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

2 bedroom flat

+ Add to report

Main Street, Wishaw, Lanarkshire, ML2

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Jan 2024 to 20 Mar 2024 (53 days) by Dial A Home, Glasgow

Duplex Apartment | Large Dining Kitchen | Two Double Bedrooms | Modern Bathroom | Council Tax Ba...

Sold price history:

[View](#)



£750 pcm

2 bedroom flat

+ Add to report

Main Street, Wishaw

NO LONGER ADVERTISED LET AGREED






Marketed from 9 Oct 2023 to 30 Nov 2023 (52 days) by Countrywide Residential Lettings, Hamilton

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

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

Bell Street, Wishaw, ML2 7NU

PROPERTY ID: 12345678

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