

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Wishaw, ML2

225723478

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Wishaw, ML2

Get instant cash flow of **£390** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£756** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Main Street, Wishaw, ML2

225723478



Property Key Features

2 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £1.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

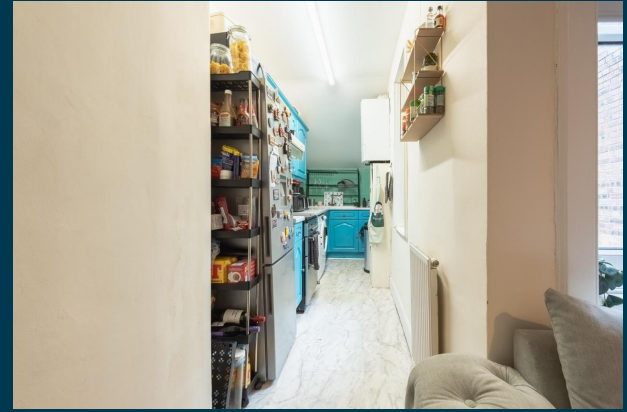
Current Rent: £390 PM

Market Rent: £756 PM

Lounge



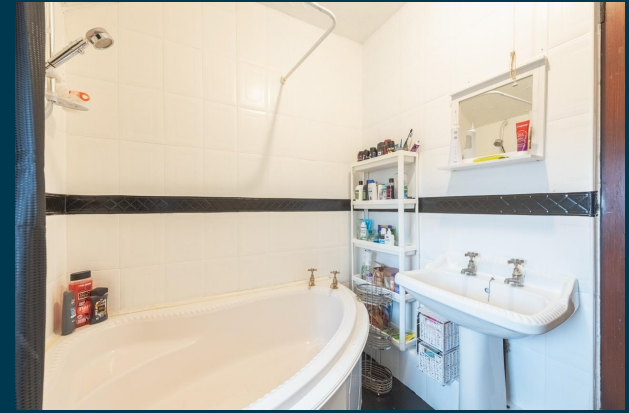
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£ 756



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	£390	£756
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£39.00	£75.60
Total Monthly Costs	£305.00	£341.60
Monthly Net Income	£85.00	£414.40
Annual Net Income	£1,020.00	£4,972.80
Net Return	3.72%	18.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,460.80**
Adjusted To

Net Return **12.63%**

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



Annual Net Income **£3,772.80**
Adjusted To

Net Return **13.77%**

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 £93,000.

 <p data-bbox="285 600 401 631">£93,000</p>	<h3 data-bbox="637 354 946 382">2 bedroom flat for sale</h3> <p data-bbox="1406 349 1642 420">+ Add to report</p> <p data-bbox="637 453 1101 475">18 Lammermoor Terrace, Wishaw, ML2 7EA</p> <p data-bbox="647 507 1072 535">NO LONGER ADVERTISED SOLD STC</p> <p data-bbox="637 567 1429 589">Marketed from 5 Dec 2024 to 10 Feb 2025 (66 days) by Remax Property, West Lothian</p>
 <p data-bbox="299 966 415 993">£89,995</p>	<h3 data-bbox="647 720 956 748">2 bedroom flat for sale</h3> <p data-bbox="1400 715 1632 786">+ Add to report</p> <p data-bbox="647 819 888 840">Russell Street, Wishaw</p> <p data-bbox="656 873 1110 900">NO LONGER ADVERTISED UNDER OFFER</p> <p data-bbox="647 933 1400 955">Marketed from 7 Apr 2025 to 12 Aug 2025 (126 days) by Momo & Kirkland, Wishaw</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom flat

+ Add to report

Hill Street, Wishaw

NO LONGER ADVERTISED

Marketed from 2 Feb 2026 to 17 Feb 2026 (15 days) by Fred Estate Agents, Motherwell



£800 pcm

2 bedroom terraced house

+ Add to report

Miller Street, Wishaw, North Lanarkshire, ML2






NO LONGER ADVERTISED

Marketed from 30 Mar 2026 to 8 Apr 2026 (9 days) by Arc Property Sales and Lettings Limited, Glasgow

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: **4+ years**
-  Standard 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.



www.letproperty.co.uk

Main Street, Wishaw, ML2

PROPERTY ID: 225723478

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