

LET PROPERTY PACK

INVESTMENT INFORMATION

Pather Street, Wishaw,
ML2

224840954

 www.letproperty.co.uk





Property Description

Our latest listing is in Pather Street, Wishaw, ML2

Get instant cash flow of **£400** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£707** which would provide the investor a Gross Yield of **13.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Pather Street, Wishaw,
ML2

224840954



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £50.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £400

Market Rent: £707

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

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.



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 707

Returns Based on Rental Income	£400	£707
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	FREEHOLD	
Letting Fees	£40.00	£70.70
Total Monthly Costs	£308.13	£338.83
Monthly Net Income	£91.88	£368.18
Annual Net Income	£1,102.50	£4,418.10
Net Return	4.91%	19.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,004.10**
Adjusted To

Net Return **13.38%**

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

Annual Net Income **£3,443.10**
Adjusted To

Net Return **15.34%**

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 £85,000.



1 bedroom flat for sale

+ Add to report

East Thornlie Street, Wishaw, ML2

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 30 Nov 2025 by Housespotters Estate Agents, Covering Central Belt

£85,000



1 bedroom flat for sale

+ Add to report

65 Leighton Street, Wishaw, ML2 8BQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Oct 2022 to 24 May 2023 (221 days) by Independent Estates, Wishaw

£79,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom flat

+ Add to report

Gavin Street, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2026 to 30 Apr 2026 (20 days) by Hemmings Homes, Lanarkshire



£700 pcm

1 bedroom flat

+ Add to report

Merry Street, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2026 to 6 Mar 2026 (29 days) by Empire Property, Wishaw

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: **Moved in within the last 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

Pather Street, Wishaw, ML2

PROPERTY ID: 224840954

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