

LET PROPERTY PACK

INVESTMENT INFORMATION

Cowie Place, Wishaw, ML2

225121379

 www.letproperty.co.uk





Property Description

Our latest listing is in Cowie Place, Wishaw, ML2

Get instant cash flow of **£650** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Cowie Place, Wishaw, ML2

225121379



Property Key Features

1 bedroom

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £704

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	£23,750.00
Stamp Duty ADS @ 8%	£7,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,350.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 704



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	£704
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£70.40
Total Monthly Costs	£376.88	£382.28
Monthly Net Income	£273.13	£321.73
Annual Net Income	£3,277.50	£3,860.70
Net Return	10.13%	11.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,452.70**
Adjusted To

Net Return **7.58%**

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

Annual Net Income **£2,435.70**
Adjusted To

Net Return **7.53%**

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 £94,000.



2 bedroom apartment for sale +

Cowie Place, Wishaw

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 May 2021 to 28 Jul 2021 (75 days) by Pomphreys Property, Wishaw

£94,000



2 bedroom flat for sale +

Cowie Place, Wishaw, North Lanarkshire, ML2

NO LONGER ADVERTISED

Marketed from 11 Apr 2022 to 27 May 2022 (45 days) by Jewel Homes, Coatbridge

£93,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom flat

Merry Street, Motherwell

NO LONGER ADVERTISED

LET AGREED

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



£670 pcm

1 bedroom flat

Loganlea Drive, Cleekhimmin, Motherwell

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Mar 2026 to 26 Mar 2026 (18 days) by Slater Hogg & Howison Lettings, Hamilton

+ Add to r


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 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.



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PROPERTY ID: 225121379

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.



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