

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Anchor Mill, Thread Street,  
Paisley, PA1 1JR

185268700

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Anchor Mill, Thread Street, Paisley, PA1 1JR

Get instant cash flow of **£1,125** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**With an ideal rental location in the Paisley Town Centre, a long term tenant currently situated and a rewarding rental income, this could be the perfect addition to an investors property portfolio.**

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



Anchor Mill, Thread  
Street, Paisley, PA1 1JR

185268700



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Spacious Lounge**

**Bathroom and Ensuite**

**Factor Fees: £200.00**

**Current Rent: £1,125**

**Market Rent: £1,500**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £187,500.00 at 75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 250,000.00

25% Deposit	£62,500.00
Stamp Duty ADS @ 6%	£15,000.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£78,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,125	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Letting Fees	£112.50	£150.00
<b>Total Monthly Costs</b>	<b>£1,108.75</b>	<b>£1,146.25</b>
<b>Monthly Net Income</b>	<b>£16.25</b>	<b>£353.75</b>
<b>Annual Net Income</b>	<b>£19500</b>	<b>£4,245.00</b>
<b>Net Return</b>	<b>0.24%</b>	<b>5.41%</b>

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      **£1,245.00**  
Adjusted To

Net Return                      **1.59%**

**If Interest Rates increased by £2.00% (from 5% to £7.00%)**

Annual Net Income      **£495.00**  
Adjusted To


Net Return                      **0.63%**

# 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 £410,000.

 Floorplan



£380,000

## 2 bedroom flat for sale

Anchor Mill, 7 Thread Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED **SOLD STC**

### Key features

Stunning penthouse apartment with amazing accommodation over 3 floors. One of only 2 homes in this historic building that have one of the ...

Marketed from 1 Apr 2022 to 21 Jun 2022 (81 days) by Countrywide, Paisley

+ Add to report

 Floorplan



£225,000

## 2 bedroom flat for sale

Anchor Mill, 7 Thread Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED **SOLD STC**

### Key features

Situated within the historic Anchor Mill building close to Paisley town centre, this duplex property boasts a wealth of accommodation over two ...

Marketed from 21 Jan 2022 to 25 Apr 2022 (94 days) by Countrywide, Paisley

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom apartment

Fitzalan Drive, Paisley, Renfrewshire, PA3

+ Add to report

NO LONGER ADVERTISED

LET AGREED

White Goods | Fully Furnished | All Bills Included

Marketed from 8 Oct 2020 to 2 Nov 2021 (390 days) by Homesure, Ayrshire



£1,450 pcm

## 2 bedroom flat

Weavers Court, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1534851






Marketed from 10 Nov 2022 to 22 Nov 2022 (12 days) by OpenRent, London



# 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 Short Assured Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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](http://www.letproperty.co.uk)

Anchor Mill, Thread Street, Paisley, PA1 1JR

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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