

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Neilston Road, Flat 2-1,  
Paisley, PA2 6LL

192745654

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





## Property Description

Our latest listing is in Neilston Road, Flat 2-1, Paisley, PA2 6LL

Get instant cash flow of **£400** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£584** which would provide the investor a Gross Yield of **17.5%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Neilston Road, Flat 2-1,  
Paisley, PA2 6LL

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Three Piece Bathroom**

**Perfect Location for Working  
Professional**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £400**

**Market Rent: £584**

# Lounge



# Kitchen



# Bedroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 6%	<b>£2,400</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£43,400</b>



# Projected Investment Return



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

£ 584

Returns Based on Rental Income	£400	£584
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£40.00	£58.40
<b>Total Monthly Costs</b>	<b>£85.00</b>	<b>£103.40</b>
<b>Monthly Net Income</b>	<b>£315.00</b>	<b>£480.60</b>
<b>Annual Net Income</b>	<b>£3,780.00</b>	<b>£5,767.20</b>
<b>Net Return</b>	<b>8.71%</b>	<b>13.29%</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      **£4,599**  
Adjusted To

Net Return                      **10.60%**



# 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 £60,000.



## 1 bedroom flat for sale

Neilston Road, Paisley, PA2

NO LONGER ADVERTISED SOLD STC

### Key features

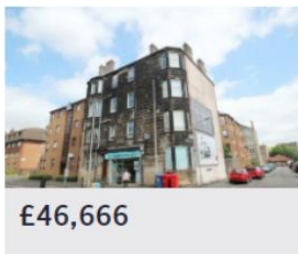
A modern second floor flat situated within an ever popular Paisley locale. The property offers spacious accommodation and extends to a ...

Marketed from 31 Aug 2022 to 11 Jan 2023 (133 days) by Countrywide, Paisley

### Sold price history

23 May 2017	£52,000
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+ Add to report



## 1 bedroom flat for sale

19, Neilston Road, Flat 2-1, Paisley, PA26LL

NO LONGER ADVERTISED

### Key features

Traditional 1 Bedroom Flat in Paisley -- Currently let at £350 per month - £4,200 per annum. Immediate rental income -- Close to town centre, ...

Marketed from 14 Dec 2020 to 23 Dec 2020 (9 days) by Future Property Auctions, Glasgow

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom flat

Stock Avenue, Paisley

+ Add to report

NO LONGER ADVERTISED LET AGREED

FULLY RENOVATED | ONE DOUBLE BEDROOM | UNFURNISHED | BRAND NEW KITCHEN/BATHROOM | PRIVATE PARKING...

### SOLD PRICE HISTORY

29 Jan 2024	£70,000
31 Mar 2014	£65,500
19 Dec 2011	£68,000



£675 pcm

## 1 bedroom flat

Castle Gait, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED

Double glazing | Shower | Television






### SOLD PRICE HISTORY

4 Feb 2019	£57,500
5 Dec 2007	£81,500

# 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: **5 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](http://www.letproperty.co.uk)

Neilston Road, Flat 2-1, Paisley, PA2 6LL

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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