

LET PROPERTY PACK

INVESTMENT INFORMATION

New Street, Paisley PA1

209957262

 www.letproperty.co.uk





Property Description

Our latest listing is in New Street, Paisley PA1

Get instant cash flow of **£425** per calendar month with a **14.6%** Gross Yield for investors.

This property has a potential to rent for **£592** which would provide the investor a Gross Yield of **20.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



New Street, Paisley PA1

209957262



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £425

Market Rent: £592

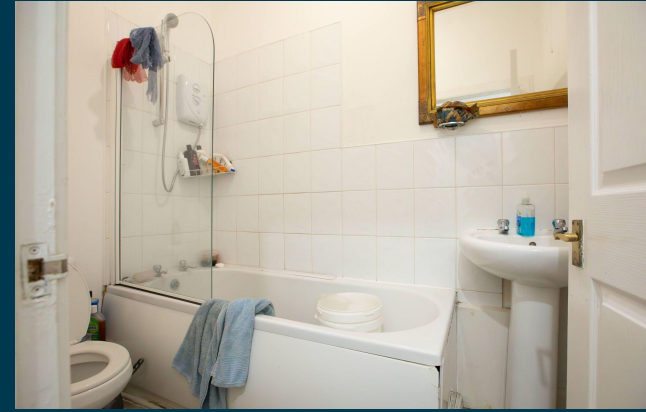
Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 35,000

| | |
|-------------------------|----------------|
| Stamp Duty ADS @ 6% | £2,100 |
| LBTT Charge | £0 |
| Legal Fees | £1,000 |
| Total Investment | £38,100 |

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 592



| Returns Based on Rental Income | £425 | £592 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £30.00 | |
| Ground Rent | freehold | |
| Letting Fees | £42.50 | £59.20 |
| Total Monthly Costs | £87.50 | £104.20 |
| Monthly Net Income | £337.50 | £487.80 |
| Annual Net Income | £4,050.00 | £5,853.60 |
| Net Return | 10.63% | 15.36% |

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 **£4,670**
Adjusted To

Net Return **12.26%**



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 £50,000.



£50,000

1 bedroom flat for sale

New Street, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

One Bedroom | Well Presented | First Floor | Gas Ch | Double Glazing | Town Centre Location

Marketed from 30 Nov 2022 to 19 Dec 2022 (19 days) by Walker Laird, Renfrew



£45,000

1 bedroom flat for sale

New Street, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED SOLD STC

1 Bedroom | Upper floor | Central location

Marketed from 11 Oct 2022 to 18 Apr 2023 (189 days) by Countrywide, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

New Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

Marketed from 23 May 2023 to 1 Jun 2023 (8 days) by MACLEOD LETTINGS, Glasgow



£625 pcm

1 bedroom flat

+ Add to report

New Street, Paisley, PA1






NO LONGER ADVERTISED

Marketed from 2 Sep 2024 to 3 Sep 2024 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**
-  Current term of tenancy: **3 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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

New Street, Paisley PA1

PROPERTY ID: 12345678

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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