

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellmeadow Street,
Paisley, PA1

211180415

 www.letproperty.co.uk





Property Description

Our latest listing is in Wellmeadow Street, Paisley, PA1

Get instant cash flow of **£765** per calendar month with a **9.7%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



Wellmeadow Street,
Paisley, PA1

211180415



Property Key Features

4 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £765

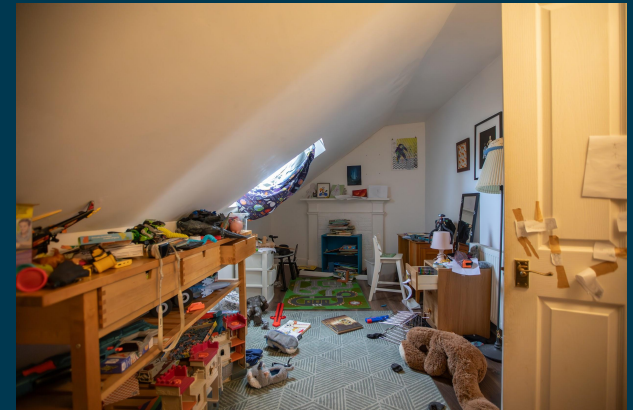
Lounge



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 @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

Projected Investment Return



The monthly rent of this property is currently set at £765 per calendar month.



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	£765
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£76.50
Total Monthly Costs	£388.38
Monthly Net Income	£376.63
Annual Net Income	£4,519.50
Net Return	14.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,742.50**
Adjusted To

Net Return **-12.29%**

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

Annual Net Income **-£5,167.50**
Adjusted To

Net Return **-16.97%**

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 £115,000.



£115,000

3 bedroom flat for sale

+ Add to report

78D Maxwellton Rd, Paisley PA1 2RD

NO LONGER ADVERTISED

Marketed from 14 Aug 2023 to 24 Apr 2024 (254 days) by 24.7 Property (Scotland) Ltd, Glasgow



£96,995

3 bedroom apartment for sale

+ Add to report

Underwood Road, Paisley, PA3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Oct 2020 to 12 Oct 2021 (364 days) by Peachtree Property, Renfrew

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,167 based on the analysis carried out by our letting team at **Let Property Management**.



£2,167 pcm

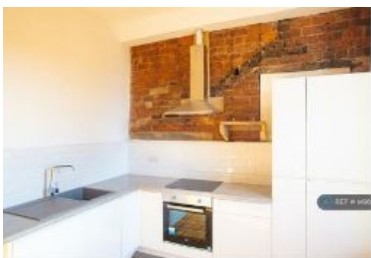
4 bedroom flat

+ Add to report

Wellmeadow Street, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 5 May 2023 to 4 Jun 2023 (30 days) by OpenRent, London



£1,800 pcm

4 bedroom flat

+ Add to report

Walker Street, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 15 Sep 2022 to 21 Sep 2022 (5 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**



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

Wellmeadow 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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