

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Seedhill Road, Paisley, PA1

212805271

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





## Property Description

Our latest listing is in Seedhill Road, Paisley, PA1

Get instant cash flow of **£750** per calendar month with a **10.5%** Gross Yield for investors.

**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...**



LET PROPERTY



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## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £59.33 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£750</b>
Mortgage Payments on £64,500.00 @ 5%	<b>£268.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£59.33</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£75.00</b>
<b>Total Monthly Costs</b>	<b>£418.08</b>
<b>Monthly Net Income</b>	<b>£331.92</b>
<b>Annual Net Income</b>	<b>£3,983.04</b>
<b>Net Return</b>	<b>14.86%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,483.04</b>
Adjusted To	
Net Return	<b>9.27%</b>

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

Annual Net Income	<b>£2,693.04</b>
Adjusted To	
Net Return	<b>10.05%</b>

# 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 £80,000.



## 2 bedroom flat for sale

+ Add to report

Schaw Road, Paisley

NO LONGER ADVERTISED

Marketed from 18 Sep 2023 to 9 Oct 2024 (387 days) by Yopa, Scotland & The North

£80,000

Double Glazing | Gas Central Heating | Desirable Location | Well Decorated | Private Gardens | Tw...



## 2 bedroom flat for sale

+ Add to report

Cochran Street, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2024 to 3 Jan 2025 (252 days) by Nicol Estate Agents, Newton Mearns

£79,000

Close Date Thursday 2nd May 12 Noon. A beautifully presented and refurbished, two bedroom top fl...

# Rent Comparables Report



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This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Millstream Court, Paisley

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Oct 2025 by Slater Hogg & Howison Lettings, Paisley



£895 pcm

2 bedroom flat

McKerrell Street, Paisley, PA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2025 to 13 Oct 2025 (62 days) by ProBrook Properties, Glasgow



# Current Tenant Profile



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 in 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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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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