

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Buchanan Place,  
Paisley, PA1

223111222

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





## Property Description

Our latest listing is in West Buchanan Place, Paisley, PA1

Get instant cash flow of **£950** per calendar month with a **13.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



West Buchanan Place,  
Paisley, PA1

223111222



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £950**

**Market Rent: £950**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

25% Deposit **£21,250.00**

Stamp Duty ADS @ 8% **£6,800.00**

LBTT Charge **£0**

Legal Fees **£1,000.00**

**Total Investment £29,050.00**

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 950



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	£950	£950
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£95.00	£95.00
Total Monthly Costs	£375.63	£375.63
Monthly Net Income	£574.38	£574.38
Annual Net Income	£6,892.50	£6,892.50
Net Return	23.73%	23.73%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,992.50**  
Adjusted To

Net Return                      **17.19%**

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

Annual Net Income      **£5,617.50**  
Adjusted To

Net Return                      **19.34%**

# 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 £90,000.



£90,000

## 3 bedroom flat for sale

Barr Place, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2024 to 15 Oct 2024 (84 days) by Moving Paisley, Paisley



£86,000

## 3 bedroom flat for sale

Wardrop Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

Marketed from 24 Apr 2025 to 8 May 2025 (13 days) by Belvoir, Glasgow



# 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**.



## 3 bedroom flat

Main Road, Castlehead, Paisley, PA2

NO LONGER ADVERTISED

Marketed from 21 Oct 2025 to 23 Oct 2025 (1 days) by OpenRent, London

£1,600 pcm



## 3 bedroom apartment

Gilmour Street, Paisley

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 to 30 Oct 2025 (72 days) by Slater Hogg & Howison Lettings, Paisley

£1,300 pcm

+ Add to re

# 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: **1 year+**



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.



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West Buchanan Place, Paisley, PA1

PROPERTY ID: 223111222

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.



**LETPROPERTY**