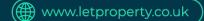


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

High Street, Johnstone, PA5

222919848









## **Property Description**

Our latest listing is in High Street, Johnstone, PA5

Get instant cash flow of £300 per calendar month with a 10.3% Gross Yield for investors.

This property has a potential to rent for £500 which would provide the investor a Gross Yield of 17.1% if the rent was increased to market rate.

With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!

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







High Street, Johnstone, PA5



2 bedroom

1 bathroom

**Spacious Room** 

**Good Condition** 

Factor Fees: £0.00

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £300** 

Market Rent: £500

# Kitchen









# **Bedrooms**









# Bathroom









## **Exterior**









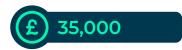
## **Initial Outlay**





Outlay figures based on assumed cash purchase of £35,000.

#### **PROPERTY VALUATION**



Stamp Duty ADS @ 8% £0

LBTT Charge £0

Legal Fees £1,000

Total Investment £36,000

#### **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 £300 per calendar month but the potential market rent is

| £ | 500 |
|---|-----|
|   |     |

| Returns Based on Rental Income  | £300      | £500      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | £0.00     |           |
| Ground Rent                     | Freehold  |           |
| Letting Fees                    | £30.00    | £50.00    |
| Total Monthly Costs             | £45.00    | £65.00    |
| Monthly Net Income              | £255.00   | £435.00   |
| Annual Net Income               | £3,060.00 | £5,220.00 |
| Net Return                      | 8.50%     | 14.50%    |

## Return Stress Test Analysis Report





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

Annual Net Income £4,220

Adjusted To

Net Return 11.72%

## 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 £63,000.



2 bedroom apartment for sale

+ Add to report

High Street, Johnstone

( NO LONGER ADVERTISED )

UNDER OFFER

Marketed from 15 Dec 2023 to 18 Apr 2024 (124 days) by Hames Estates, Kilmacolm





2 bedroom flat for sale

+ Add to report

Flat 2/1, 64 High Street, Johnstone, Renfrewshire

NO LONGER ADVERTISED

SOLD STC

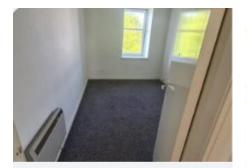
Marketed from 14 Jan 2025 to 24 Mar 2025 (69 days) by Auction House Scotland, Glasgow

£30,000

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at Let Property Management.



£595 pcm



+ Add to report

High Street, Johnstone

#### NO LONGER ADVERTISED

Marketed from 21 May 2025 to 14 Jun 2025 (23 days) by Affitto Estate Agents, Leicester



£560 pcm

#### 2 bedroom flat

+ Add to report

Dimity Street, Johnstone, PA5

NO LONGER ADVERTISED LET AGREED

Marketed from 29 May 2025 to 30 May 2025 (1 days) by Emmerson Homes, Johnstone

#### **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



Current term of tenancy: 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

High Street, Johnstone, PA5



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.