

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Johnstone,
PA5

222919848

 www.letproperty.co.uk





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

222919848



Property Key Features

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

£ 35,000

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.



£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



£30,000

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

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

2 bedroom flat

High Street, Johnstone

NO LONGER ADVERTISED

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

+ Add to report



£560 pcm

2 bedroom flat

Dimity Street, Johnstone, PA5

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report

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.



High Street, Johnstone, PA5

PROPERTY ID: 222919848

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