

LET PROPERTY PACK

INVESTMENT INFORMATION

Anchor Mill, Thread Street, Paisley, PAI IJR

185268700











Property Description

Our latest listing is in Anchor Mill, Thread Street, Paisley, PAI 1JR

Get instant cash flow of £1,125 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 7.2% if the rent was increased to market rate.

With an ideal rental location in the Paisley Town Centre, a long term tenant currently situated and a rewarding rental income, this could be the perfect addition to an investors property portfolio.

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







Anchor Mill, Thread Street, Paisley, PAI 1JR



2 Bedroom

2 Bathroom

Spacious Lounge

Bathroom and Ensuite

Factor Fees: £200.00

Current Rent: £1,125

Market Rent: £1,500

185268700

Lounge









Kitchen







Bedrooms









Bathroom









Exterior





Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £187,500.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£62,500.00**

Stamp Duty ADS @ 6% **£15,000.00**

Legal Fees £1,000.00

Total Investment £78,500.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

Returns Based on Rental Income	£1,125	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Letting Fees	£112.50	£150.00
Total Monthly Costs	£1,108.75	£1,146.25
Monthly Net Income	£16.25	£353.75
Annual Net Income	£19500	£4,245.00
Net Return	0.24%	5.41%

Return Stress Test Analysis Report





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

Annual Net Income

£1,245.00

Adjusted To

Net Return

1.59%

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income

£495.00

Adjusted To

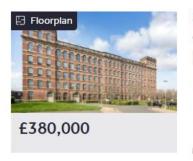
Net Return

0.63%

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 £410,000.





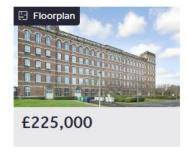
Anchor Mill, 7 Thread Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED SOLD STC

Key features

Stunning penthouse apartment with amazing accommodation over 3 floors. One of only 2 homes in this historic building that have one of the \dots

Marketed from 1 Apr 2022 to 21 Jun 2022 (81 days) by Countrywide, Paisley



2 bedroom flat for sale

Anchor Mill, 7 Thread Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED SOLD STC

Key features

Situated within the historic Anchor Mill building close to Paisley town centre, this duplex property boasts a wealth of accommodation over two \dots

Marketed from 21 Jan 2022 to 25 Apr 2022 (94 days) by Countrywide, Paisley

+ Add to report

+ Add to report

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.



£1,600 pcm

2 bedroom apartment

Fitzalan Drive, Paisley, Renfrewshire, PA3

NO LONGER ADVERTISED

LET AGREED

White Goods | Fully Furnished | All Bills Included

Marketed from 8 Oct 2020 to 2 Nov 2021 (390 days) by Homesure, Ayrshire



£1,450 pcm

2 bedroom flat

Weavers Court, Paisley, PA1

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1534851

Marketed from 10 Nov 2022 to 22 Nov 2022 (12 days) by OpenRent, London

+ Add to report

+ Add to report

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: 3 years+



Standard Short Assured 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?

Make an offer or book a viewing

Call us on **0141 478 0985**

Anchor Mill, Thread Street, Paisley, PAI IJR



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.