

LET PROPERTY PACK

INVESTMENT INFORMATION

Wardrop Street, Paisley,
PA1 2JA

199157590

 www.letproperty.co.uk





Property Description

Our latest listing is in Wardrop Street, Paisley, PA1 2JA

Get instant cash flow of **£525** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a long term tenant, a Paisley Town Centre location and good rental income, this property will be the perfect addition to an investors portfolio.

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



Wardrop Street, Paisley,
PA1 2JA

199157590



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge / Dining Room

Three Piece Bathroom

Factor Fees: £20.00

Ground Rent: £0.00

Lease Length:

Current Rent: £525

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £60,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£525	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	£0.00	
Letting Fees	£52.50	£60.00
Total Monthly Costs	£337.50	£345.00
Monthly Net Income	£187.50	£255.00
Annual Net Income	£2,250.00	£3,060.00
Net Return	8.72%	11.86%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,860.00**
Adjusted To

Net Return **7.21%**

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

Annual Net Income **£1,860.00**
Adjusted To

Net Return **7.21%**

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 £95,000.



£85,000



Floorplan

3 bedroom maisonette for sale

Wardrop Street, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

Spacious | Abundance of Amenities and Transport Links | Desirable Location | Well Kept Communal G...

SOLD PRICE HISTORY

2 Feb 2023	£95,000
23 May 2018	£69,000
15 Jan 2008	£84,000



£80,000



Floorplan

3 bedroom maisonette for sale

Wardrop Street, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED SOLD STC

3 Bedrooms | Sitting Room | Kitchen | Bathroom

SOLD PRICE HISTORY

9 Feb 2022	£95,000
12 Jan 2015	£66,000

Marketed from 27 Oct 2021 to 20 Nov 2021 (24 days) by Slater Hogg & Howison, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom flat

High Street, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED

Shower | Washing machine | Fridge Freezer

Marketed from 1 Dec 2021 to 7 Dec 2021 (5 days) by Castle Residential, Paisley



£645 pcm

3 bedroom apartment

Storie Street, Paisley

+ Add to report

NO LONGER ADVERTISED LET AGREED






This three bedroom first floor maisonette, is situated in the centre of Paisley. The area is well...

SOLD PRICE HISTORY

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: **4 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.



www.letproperty.co.uk

Wardrop Street, Paisley, PA1 2JA

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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