

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Renfrew, PA4
8QP

199915218

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Renfrew, PA4 8QP

Get instant cash flow of **£425** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

With long term tenant looking to remain in the property, location that allows for easy access to local amenities, and a fantastic potential rental income, this will prove to be a great addition to an investors portfolio!

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



High Street, Renfrew, PA4
8QP

199915218



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £425

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
Stamp Duty ADS @ 6%	£4,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,700.00

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 £425 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£425	£650
Mortgage Payments on £52,500.00 @ 5%		£218.75
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£0.00
Letting Fees	£42.50	£65.00
Total Monthly Costs	£276.25	£298.75
Monthly Net Income	£148.75	£351.25
Annual Net Income	£1,785.00	£4,215.00
Net Return	7.86%	18.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,915.00**
Adjusted To

Net Return **12.84%**

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

Annual Net Income **£3,165.00**
Adjusted To

Net Return **13.94%**

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 £155,000.



£139,950



Floorplan

2 bedroom flat for sale

6 Highgrove Road, Renfrew

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Stunning Larger Style Apartment at Highgrove | Large Dining Kitchen | 2 Double Bedrooms with Fitt...

SOLD PRICE HISTORY

2 Apr 2021	£155,000
7 Jul 2016	£138,500
24 Dec 2007	£149,995



£138,000



Floorplan

2 bedroom flat for sale

Highgrove Road, Renfrew

+ Add to report

CURRENTLY ADVERTISED **UNDER OFFER**

Ground Floor Flat | Master with En-Suite Shower Room | Allocated Parking | Central Location | Att...

SOLD PRICE HISTORY

26 Oct 2022	£150,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Anne Avenue, Renfrew

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bedrooms | 1 Bathroom | Unfurnished Property | Electric | Private Resident's Parking | Shared G...

SOLD PRICE HISTORY



£695 pcm

2 bedroom flat

High Street, Renfrew, Renfrewshire, PA4

+ Add to report

CURRENTLY ADVERTISED






EMAIL ENQUIRIES ONLY Smart Move bring to the rental market this well presented Two Bedroom First...

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Payment history: **On time for length of tenancy**

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

High Street, Renfrew, PA4 8QP

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.



LETPROPERTY