

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawkhead Road Paisley,
PA2 7BA

203033511

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawkhead Road Paisley, PA2 7BA

Get instant cash flow of **£475** per calendar month with a **14.3%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Hawkhead Road Paisley,
PA2 7BA

203033511



Property Key Features

1 bedroom

1 bathroom

Three Piece Bathroom

**Perfect Location for Working
Professional**

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £475

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 40,000

Stamp Duty ADS @ 6%	£2,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£43,400

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 500



Returns Based on Rental Income	£475	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	N/A	
Letting Fees	£47.50	£50.00
Total Monthly Costs	£92.50	£95.00
Monthly Net Income	£382.50	£405.00
Annual Net Income	£4,590.00	£4,860.00
Net Return	10.58%	11.20%

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 **£3,860**
Adjusted To

Net Return **8.89%**



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 £39,995.



£39,995

1 bedroom flat for sale

Hawkhead Road, Paisley

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Development Opportunity | Gas central heating | Flexible Accommodation | Buy to Let | No Chain | ...

Marketed from 6 Mar 2023 to 11 May 2023 (65 days) by Batchelor's Estate Agents, Glasgow



£37,000

1 bedroom flat for sale

2/1, 102 Hawkhead Road, Paisley, Renfrewshire, PA2 7BA

+ Add to report

NO LONGER ADVERTISED

SALE BY ONLINE AUCTION THURSDAY 23RD SEPTEMBER 2021 AT 9.00AM. Larger style 1 bed flat in well ma...

Marketed from 1 Sep 2021 to 22 Sep 2021 (20 days) by Online Property Auctions Scotland Limited, Glasgow



Floorplan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £649 based on the analysis carried out by our letting team at **Let Property Management**.



£649 pcm

1 bedroom flat

Hawkhead Road, Paisley, PA2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1839619

Marketed from 20 Sep 2023 to 16 Nov 2023 (56 days) by OpenRent, London



£525 pcm

1 bedroom flat

Auchentorlie Quadrant, Paisley

+ Add to report

NO LONGER ADVERTISED LET AGREED

ONE DOUBLE BEDROOM | GROUND FLOOR | GAS CENTRAL HEATING |
UNFURNISHED | NEW BATHROOM

Marketed from 19 Oct 2023 to 8 Nov 2023 (19 days) by Penny Lane Homes Ltd, Renfrew

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 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.



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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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