

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Argyle Street Paisley, PA1  
2ES

200631628

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Argyle Street Paisley, PA1 2ES

Get instant cash flow of **£400** per calendar month with a **12.2%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Argyle Street Paisley, PA1  
2ES

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £400**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## PROPERTY VALUATION

£ 39,500

Stamp Duty ADS @ 6%	<b>£2,370</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£42,870</b>



# 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.



Returns Based on Rental Income	£400
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	N/A
Letting Fees	£40.00
<b>Total Monthly Costs</b>	<b>£85.00</b>
<b>Monthly Net Income</b>	<b>£315.00</b>
<b>Annual Net Income</b>	<b>£3,780.00</b>
<b>Net Return</b>	<b>8.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£540**  
Adjusted To

Net Return                      **-1.26%**



# 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 £45,000.



£45,000

## 1 bedroom apartment for sale

Argyle Street, Paisley

+ Add to report

NO LONGER ADVERTISED

Gas central heating | Double Glazing | Communal rear garden | Fantastic views over Paisley includ...

Marketed from 21 May 2019 to 22 Jul 2019 (61 days) by Penny Lane Homes in Paisley Limited, Renfrew



£39,995

## 1 bedroom flat for sale

Argyle Street, Paisley, Renfrewshire, PA1

+ Add to report

NO LONGER ADVERTISED

Castle Residential are delighted to offer to the market this one bedroom second floor flat locate...

Marketed from 29 Nov 2022 to 12 Apr 2023 (133 days) by Castle Residential, Paisley

# 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

## 1 bedroom flat

Broomlands Street, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1629411

Marketed from 1 Mar 2023 to 4 Mar 2023 (3 days) by OpenRent, London



£650 pcm

## 1 bedroom flat

Sandholes street, Renfrewshire, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED






Fully Refurbished Throughout | Open Plan Kitchen Lounge | Brand New Walk In Shower Room | Fresh N...

Marketed from 16 Jan 2024 to 4 Mar 2024 (47 days) by Let Property Sales & Management, Glasgow

# 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: **5 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](http://www.letproperty.co.uk)

Argyle Street Paisley, PA1 2ES

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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