

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Johnstone, PA5

205695353

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Johnstone, PA5

Get instant cash flow of **£350** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

With a location near the High Street in Johnstone, it will prove to be a viable rental property for an investor over the short and long term.

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



High Street, Johnstone, PA5

205695353



Property Key Features

1 Bedrooms

1 Bathroom

Good Condition

Spacious Room

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £350

Market Rent: £500

Lounge



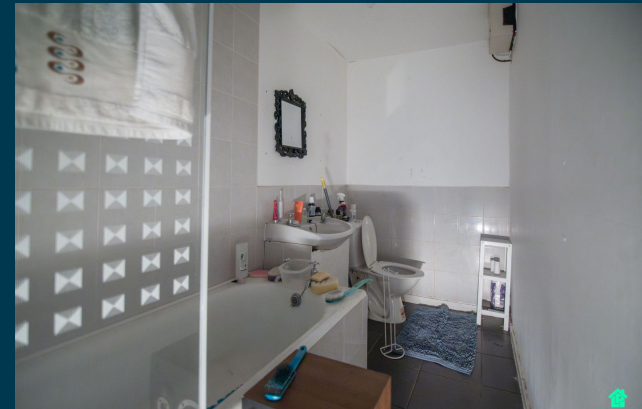
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

PROPERTY VALUATION

£ 44,000

Stamp Duty ADS @ 6%	£2,640
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£47,640

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 £350 per calendar month but the potential market rent is

£ 500



Returns Based on Rental Income	£350	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£35.00	£50.00
Total Monthly Costs	£80.00	£95.00
Monthly Net Income	£270.00	£405.00
Annual Net Income	£3,240.00	£4,860.00
Net Return	6.80%	10.20%

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 **8.10%**

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 £55,000.



£55,000

1 bedroom flat for sale

Collier Street, Johnstone

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Gas Central Heating | Good Sized Rooms | Security Entry | Excellent Storage

Marketed from 1 Jul 2021 to 7 Feb 2022 (221 days) by Patch Property, Renfrewshire



£55,000

1 bedroom house for sale

Russell Street, Johnstone

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Popular Locale | Residents Private Parking | Double Glazing | Electric Heating | Secure Door Entr...

SOLD PRICE HISTORY

9 Aug 2021

£56,000

Marketed from 11 Jun 2021 to 4 Aug 2021 (53 days) by Patch Property, Renfrewshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom flat

Collier Street T/L, Johnstone

+ Add to report

NO LONGER ADVERTISED

LET AGREED

1 Bedrooms | Close to Town Centre | Double Glazing | Gas Central Heating | Internal Viewings Reco...

Marketed from 14 Sep 2022 to 30 Sep 2022 (15 days) by Penny Lane Homes Ltd, Paisley



£500 pcm

1 bedroom flat

Bankside Avenue, Johnstone PA5 8ES

+ Add to report

NO LONGER ADVERTISED

Electric Hob | Gas central heating | Smoke Detector

Marketed from 23 Mar 2018 to 8 Nov 2022 (1690 days) by Zone, 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: **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.



High Street, Johnstone, PA5

PROPERTY ID: 205695353

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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