

LET PROPERTY PACK

INVESTMENT INFORMATION

Wellmeadow Street,
Paisley, PA1

201954116

 www.letproperty.co.uk





Property Description

Our latest listing is in Wellmeadow Street, Paisley, PA1

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Wellmeadow Street,
Paisley, PA1

201954116



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Modern Lounge and Kitchen

Factor Fees: £0.00

Market Rent: £600

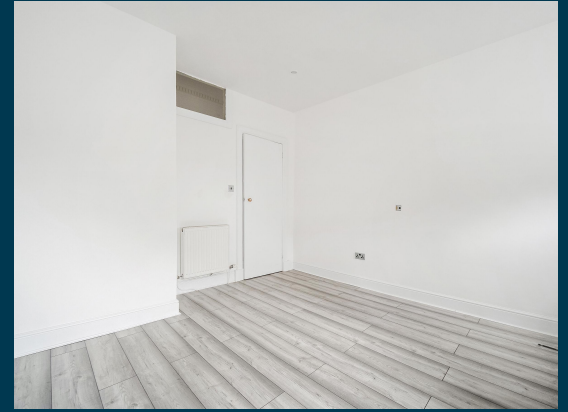
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 60,000.00

| | |
|---------------------|------------|
| 25% Deposit | £15,000.00 |
| Stamp Duty ADS @ 6% | £3,600.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £19,600.00 |

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.



| | |
|--------------------------------------|------------------|
| Returns Based on Rental Income | £600 |
| Mortgage Payments on £45,000.00 @ 5% | £187.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | £0.00 |
| Letting Fees | £60.00 |
| Total Monthly Costs | £262.50 |
| Monthly Net Income | £337.50 |
| Annual Net Income | £4,050.00 |
| Net Return | 20.66% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,850.00**
Adjusted To

Net Return **14.54%**

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

Annual Net Income **£3,150.00**
Adjusted To

Net Return **16.07%**

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 £80,000.



£80,000

2 bedroom flat for sale

Oakshaw Street West, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

Lovely Two Bedroom Attic Flat | Quiet, Conservation Area Close To Town Centre | Common Parking Co...

Marketed from 27 Aug 2019 to 16 Dec 2019 (111 days) by Castlehead Properties, Paisley



£48,000

2 bedroom apartment for sale

36 2/2 Wellmeadow Street, Paisley

+ Add to report

NO LONGER ADVERTISED SOLD STC

FABULOUSLY AFFORDABLE APARTMENT SET WITHIN POPULAR PAISLEY LOCALE | IN DEPTH HD PROPERTY VIDEO TO...

Marketed from 31 Oct 2023 to 19 Dec 2023 (48 days) by The Property Boom Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Walker Street, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1936366

Marketed from 29 Dec 2023 to 3 Feb 2024 (35 days) by OpenRent, London



£425 pcm

2 bedroom flat

Wellmeadow Street, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 327464

Marketed from 3 Aug 2018 to 28 Aug 2018 (24 days) by OpenRent, London

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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

Wellmeadow Street, Paisley, PA1

PROPERTY ID: 12345678

Interested in this
property investment?

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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