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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Seedhill Road, Paisley, PA1 1QU

212805271

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Seedhill Road, Paisley, PA1 1QU

Get instant cash flow of £400 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

### **LE7PR@PERTY**





#### Seedhill Road, Paisley, PA1 1QU

212805271

**Property Key Features** 

2 Bedrooms 1 Bathroom Expansive Lounge Area

Triple-Fixture Bathroom

Factor Fees: £59.33 pm Ground Rent: Freehold Lease Length: Freehold Current Rent: £400 Market Rent: £700







Kitchen





## Bedrooms





## Bathroom





## Exterior



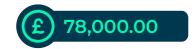






Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**

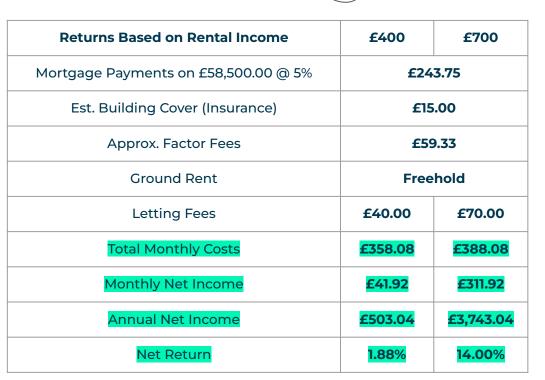


25% Deposit	£19,500.00
Stamp Duty ADS @ 6%	[Field - Stamp Duty ADS @ 6%]
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£26,740.00

## **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 £400 per calendar month but the potential market rent is







## Return Stress Test Analysis Report





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

Annual Net Income **£2,343.04** Adjusted To

Net Return 8.76%

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

Annual Net Income **£2,573.04** Adjusted To

Net Return

9.62%

## 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.

	2 bedroom flat for sale + Add to re	port
AFFE	Schaw Road, Paisley	
	NO LONGER ADVERTISED	
	Marketed from 18 Sep 2023 to 9 Oct 2024 (387 days) by Yopa, Scotland & The North	
£80,000	Double Glazing   Gas Central Heating   Desirable Location   Well Decorated   Private Gardens   Tw	
N VA		



£79,000

2 bedroom flat for sale	+ Add to report
Cochran Street, Paisley	
NO LONGER ADVERTISED SOLD STC	
Marketed from 25 Apr 2024 to 3 Jan 2025 (252 days) by Nie	col Estate Agents, Newton Mearns

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £745 based on the analysis carried out by our letting team at **Let Property Management**.





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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

# 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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#### PROPERTY ID: 12345678