

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Seedhill Road, Paisley, PA1  
TQU

212805271

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





## 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...



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**

# Lounge





# 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

£ 78,000.00

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



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£700



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	£700
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£59.33	
Ground Rent	Freehold	
Letting Fees	£40.00	£70.00
<b>Total Monthly Costs</b>	<b>£358.08</b>	<b>£388.08</b>
<b>Monthly Net Income</b>	<b>£41.92</b>	<b>£311.92</b>
<b>Annual Net Income</b>	<b>£503.04</b>	<b>£3,743.04</b>
<b>Net Return</b>	<b>1.88%</b>	<b>14.00%</b>

# 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.



£80,000

## 2 bedroom flat for sale

+ Add to report

Schaw Road, Paisley

NO LONGER ADVERTISED

Marketed from 18 Sep 2023 to 9 Oct 2024 (387 days) by Yopa, Scotland & The North

Double Glazing | Gas Central Heating | Desirable Location | Well Decorated | Private Gardens | Tw...



£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 Nicol Estate Agents, Newton Mearns

Closing Date Thursday 2nd May 12 Noon. A beautifully presented and refurbished, two bedroom top f...

# 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**.



£745 pcm

## 2 bedroom apartment

+ Add to report

14 Back Sneddon Street, Paisley, PA3

NO LONGER ADVERTISED

Marketed from 20 Feb 2024 to 26 Feb 2024 (5 days) by Visum, Nationwide

Central heating | Double glazed | Washing machine | White goods | Private Parking | Secure Entry ...



£725 pcm

## 2 bedroom flat

+ Add to report

Greenlaw Avenue, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED






Marketed from 11 Jan 2024 to 18 Jan 2024 (7 days) by Castle Residential, Paisley

Shower | Washing machine | Dishwasher | Fridge Freezer

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 years+**
-  Payment history: **On time for length of tenancy**

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)

Seedhill Road, Paisley, PA1 1QU

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.



**LETPROPERTY**