

LET PROPERTY PACK

INVESTMENT INFORMATION

French Street, Renfrew,
Renfrewshire, PA4 8DG

216235738

 www.letproperty.co.uk





Property Description

Our latest listing is in French Street, Renfrew, Renfrewshire, PA4 8DG

Get instant cash flow of **£447** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£894** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



French Street, Renfrew,
Renfrewshire, PA4 8DG

216235738



Property Key Features

2 Bedrooms

1 Bathroom and 1 WC

Rear Garden

**The loft has been floored to
provide additional storage
space**

**Glasgow Airport is situated
within the local vicinity**

Allocated Parking Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £447

Market Rent: £894

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit

£20,000.00

Stamp Duty ADS @ 6%

[Field - Stamp Duty ADS @ 6%]

LBTT Charge

£0

Legal Fees

£1,000.00

Total Investment

£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £447 per calendar month but the potential market rent is

£ 894



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	£447	£894
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£44.70	£89.40
Total Monthly Costs	£309.70	£354.40
Monthly Net Income	£137.30	£539.60
Annual Net Income	£1,647.60	£6,475.20
Net Return	6.01%	23.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,687.20**
Adjusted To

Net Return **17.11%**

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

Annual Net Income **£5,275.20**
Adjusted To

Net Return **19.25%**

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 £89,995.



£89,995

2 bedroom apartment for sale

+ Add to report

115e Cockels Loan, Renfrew

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Oct 2024 to 14 Feb 2025 (133 days) by The Property Boom Ltd, Glasgow

HI-TECH TOP FLOOR RENFREW APARTMENT | 2 BEAUTIFULLY PRESENTED DOUBLE BEDROOMS | BESPOKE SHUTTER B...



£85,000

2 bedroom flat for sale

+ Add to report

3D, Caravelle Way, Renfrew, PA40NR

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 13 Aug 2024 to 20 Sep 2024 (38 days) by Cochran Dickie Estate Agency, Paisley

Fantastic Apartment | Excellent Condition | Modern Kitchen | Spacious Rooms | Good Storage Space

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Sandy Road, Renfrew, PA4

NO LONGER ADVERTISED

Marketed from 4 Mar 2024 to 6 Mar 2024 (1 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1993664

+ Add to report



£895 pcm

2 bedroom flat

Highgrove Court, Renfrew, Renfrewshire, PA4

NO LONGER ADVERTISED

Marketed from 25 Jan 2025 to 3 Feb 2025 (9 days) by Castle Residential, Paisley

En-suite Bathroom | Double Glazing | Jacuzzi Bath | Under Floor Heating in En-Suite | Electric Fi...

+ Add to report

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: **21 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

French Street, Renfrew, Renfrewshire, PA4
8DG

PROPERTY ID: 216235738

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