

LET PROPERTY PACK

INVESTMENT INFORMATION

West Street, Paisley, PA1

219299064

 www.letproperty.co.uk





Property Description

Our latest listing is in West Street, Paisley, PA1

Get instant cash flow of **£450** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** 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...



West Street, Paisley, PA1

219299064



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £550

Lounge



Kitchen



Bathroom



Bedroom



Exterior





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

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8% **£4,000**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £55,000

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£450	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£55.00
Total Monthly Costs	£60.00	£70.00
Monthly Net Income	£390.00	£480.00
Annual Net Income	£4,680.00	£5,760.00
Net Return	8.51%	10.47%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,660**
Adjusted To

Net Return **8.47%**

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

+ Add to report

West Street, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2022 to 11 May 2023 (278 days) by Patch Property, Renfrewshire



£39,000

1 bedroom apartment for sale

+ Add to report

26 Maxwellton Street, Paisley, PA1 2UB

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 6 Jan 2025 (34 days) by Prime Property Auctions (Scotland) Ltd, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

+ Add to report

West Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 16 May 2025 (8 days) by Castle Residential, Paisley



£395 pcm

1 bedroom flat

+ Add to report

West Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

Marketed from 11 Jul 2022 to 15 Jul 2022 (4 days) by Castle Residential, Paisley

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: **1 year**



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

West 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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