

LET PROPERTY PACK

INVESTMENT INFORMATION

Netherhill Road, Paisley,
PA3

221477816

 www.letproperty.co.uk





Property Description

Our latest listing is in Netherhill Road, Paisley, PA3

Get instant cash flow of **£520** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£785** which would provide the investor a Gross Yield of **14.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Netherhill Road, Paisley,
PA3

221477816



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £785

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 8%	£5,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£22,450.00

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 £520 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£520	£785
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£78.50
Total Monthly Costs	£270.13	£296.63
Monthly Net Income	£249.88	£488.38
Annual Net Income	£2,998.50	£5,860.50
Net Return	13.36%	26.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,290.50**
Adjusted To

Net Return **19.11%**

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

Annual Net Income **£4,885.50**
Adjusted To

Net Return **21.76%**

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 £73,000.



£73,000

2 bedroom flat for sale

1/2 53 Motehill Road, Paisley, PA3 4SS

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Nov 2024 to 5 Feb 2025 (81 days) by Cochran Dickie Estate Agency, Paisley

+ Add to report



£70,000

2 bedroom flat for sale

Flat 1/2, 11 Schaw Road, Paisley, Renfrewshire

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 May 2025 by McKirdy Estate Agents, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

Netherhill Road, Paisley

NO LONGER ADVERTISED

Marketed from 19 Jan 2024 to 29 Jan 2024 (10 days) by Slater Hogg & Howison Lettings, Paisley

+ Add to report



£795 pcm

2 bedroom flat

Netherhill Road, Paisley

NO LONGER ADVERTISED

Marketed from 17 Sep 2025 to 17 Sep 2025 by Slater Hogg & Howison Lettings, Paisley

+ 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: **2 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

Netherhill Road, Paisley, PA3

PROPERTY ID: 221477816

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.



LETPROPERTYTV