

LET PROPERTY PACK

INVESTMENT INFORMATION

Clavering Street West,
Paisley, PA1 2PX

222573804

 www.letproperty.co.uk





Property Description

Our latest listing is in Clavering Street West, Paisley, PA1 2PX

Get instant cash flow of **£320** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£754** which would provide the investor a Gross Yield of **16.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Clavering Street West,
Paisley, PA1 2PX

222573804



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £320

Market Rent: £754

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 55,000.00

25% Deposit **£13,750.00**

Stamp Duty ADS @ 8% **£4,400.00**

LBTT Charge **£0**

Legal Fees **£1,000.00**

Total Investment **£19,150.00**

Projected Investment Return



The monthly rent of this property is currently set at £320 per calendar month but the potential market rent is

£ 754

Returns Based on Rental Income	£320	£754
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£32.00	£75.40
Total Monthly Costs	£218.88	£262.28
Monthly Net Income	£101.13	£491.73
Annual Net Income	£1,213.50	£5,900.70
Net Return	6.34%	30.81%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,392.70**
Adjusted To

Net Return **22.94%**

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

Annual Net Income **£5,075.70**
Adjusted To

Net Return **26.50%**

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 £62,000.



£62,000

2 bedroom apartment for sale

Well Street, Paisley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 6 Aug 2024 to 18 Oct 2024 (73 days) by Hames Estates, Kilmacolm

+ Add to report



£60,000

2 bedroom flat for sale

Clavering Street West, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2024 to 14 Mar 2025 (77 days) by Allen & Harris, Paisley

+ Add to report

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

2 bedroom flat

Broomlands Street, Paisley, PA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2025 to 16 Apr 2025 (19 days) by One Stop Properties, Glasgow

+ Add to report



£550 pcm

2 bedroom ground floor flat

Queen Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jan 2024 to 19 Feb 2024 (45 days) by Limegreen Estate Agents, Prestwick

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 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.



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Clavering Street West, Paisley, PA1 2PX

PROPERTY ID: 222573804

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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