

LET PROPERTY PACK

INVESTMENT INFORMATION

Ferguslie Walk, Paisley, PA1

222476270

 www.letproperty.co.uk





Property Description

Our latest listing is in Ferguslie Walk, Paisley, PA1

Get instant cash flow of **£375** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£626** which would provide the investor a Gross Yield of **11.0%** 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...



Ferguslie Walk, Paisley,
PA1

222476270



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

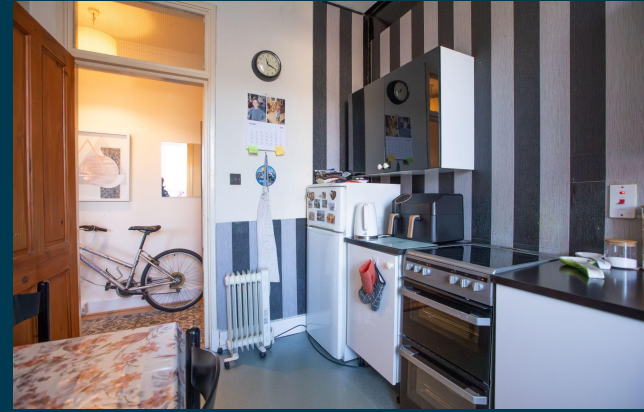
Current Rent: £375

Market Rent: £626

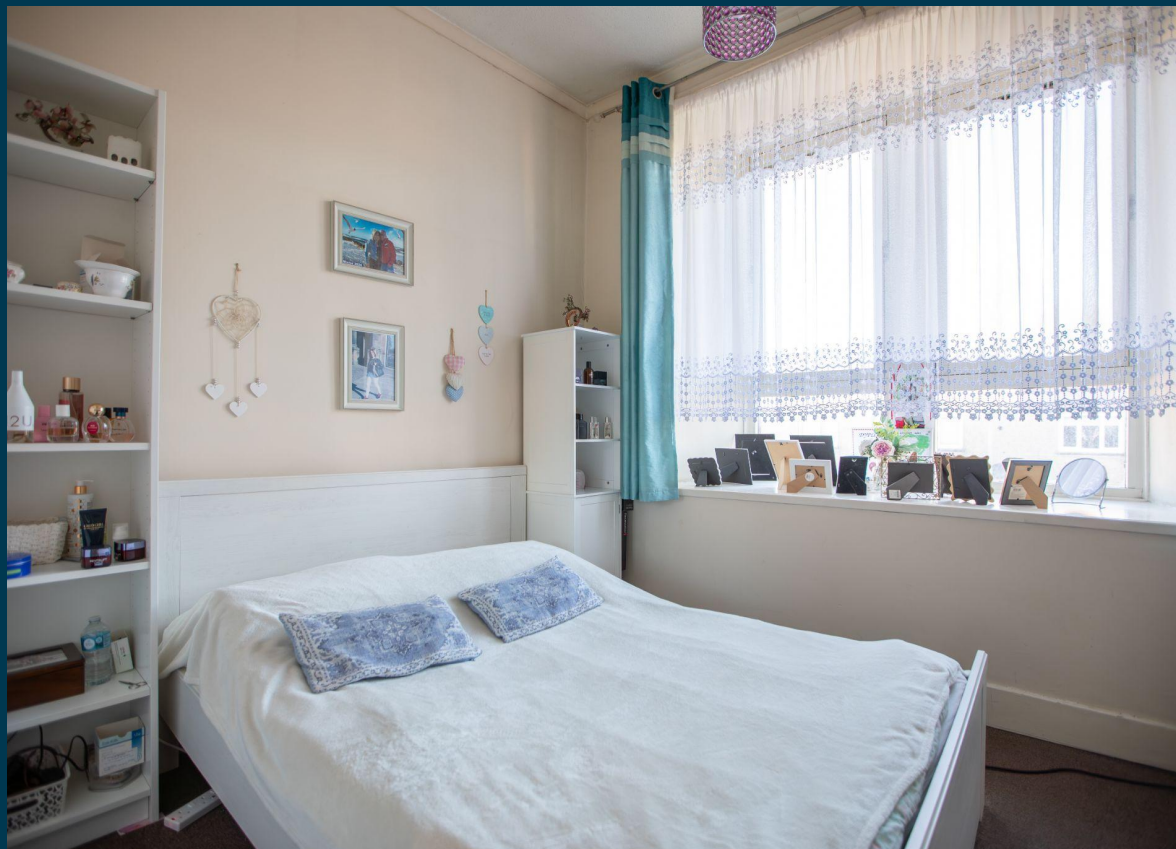
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - HR Value] and borrowing of £35,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 47,000.00

25% Deposit	£11,750.00
Stamp Duty ADS @ 8%	£3,760.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£16,510.00

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 £375 per calendar month but the potential market rent is

£ 626

Returns Based on Rental Income	£375	£626
Mortgage Payments on £35,250.00 @ 5%	£146.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£37.50	£62.60
Total Monthly Costs	£199.38	£224.48
Monthly Net Income	£175.63	£401.53
Annual Net Income	£2,107.50	£4,818.30
Net Return	12.76%	29.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,566.30**
Adjusted To

Net Return **21.60%**

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

Annual Net Income **£4,113.30**
Adjusted To

Net Return **24.91%**

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 £49,000.



£49,000

1 bedroom apartment for sale

Ferguslie Walk, Paisley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 28 May 2024 to 17 Sep 2024 (112 days) by Hames Estates, Kilmacolm

+ Add to report



£45,000

1 bedroom apartment for sale

Ferguslie, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 13 Jun 2025 (83 days) by Elevate Estate Agents, Covering Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Spoolers Road, Paisley

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 26 Mar 2025 (15 days) by Slater Hogg & Howison Lettings, Paisley

+ Add to report



£625 pcm

1 bedroom flat

Broomlands Street, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 16 Apr 2024 to 22 Apr 2024 (5 days) by OpenRent, London

+ 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: **4 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

Ferguslie Walk, Paisley, PA1

PROPERTY ID: 222476270

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