

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Millstream Court, Paisley,  
PA1

222729057

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Millstream Court, Paisley, PA1

Get instant cash flow of **£580** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£717** which would provide the investor a Gross Yield of **10.1%** 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...**



Millstream Court, Paisley,  
PA1

222729057



## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

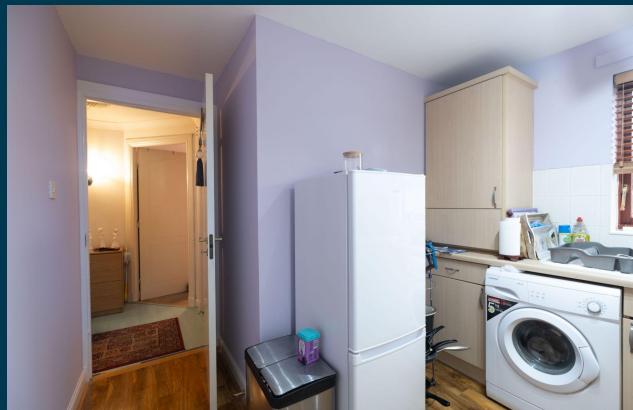
Current Rent: £580

Market Rent: £717

# Lounge



# Kitchen



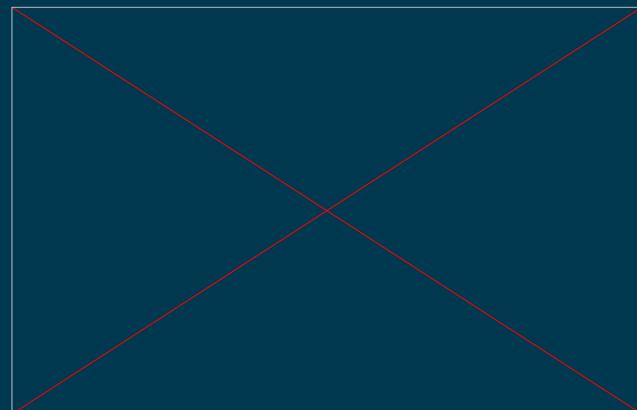
# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 85,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | £21,250.00        |
| Stamp Duty ADS @ 8%     | £6,800.00         |
| LBTT Charge             | £0                |
| Legal Fees              | £1,000.00         |
| <b>Total Investment</b> | <b>£29,050.00</b> |

# Projected Investment Return



LET PROPERTY



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 £580 per calendar month but the potential market rent is

£ 717

| Returns Based on Rental Income       | £580             | £717             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £63,750.00 @ 5% | £265.63          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  | £0.00            |                  |
| Ground Rent                          | Freehold         |                  |
| Letting Fees                         | £58.00           | £71.70           |
| <b>Total Monthly Costs</b>           | <b>£338.63</b>   | <b>£352.33</b>   |
| <b>Monthly Net Income</b>            | <b>£241.38</b>   | <b>£364.68</b>   |
| <b>Annual Net Income</b>             | <b>£2,896.50</b> | <b>£4,376.10</b> |
| <b>Net Return</b>                    | <b>9.97%</b>     | <b>15.06%</b>    |

# Return Stress Test Analysis Report



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

|                   |                  |
|-------------------|------------------|
| Annual Net Income | <b>£2,942.10</b> |
| Adjusted To       |                  |
| Net Return        | <b>10.13%</b>    |

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

|                   |                  |
|-------------------|------------------|
| Annual Net Income | <b>£3,101.10</b> |
| Adjusted To       |                  |
| Net Return        | <b>10.68%</b>    |

# 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 £110,000.



£110,000

## 2 bedroom flat for sale

Kilnside Road, Paisley, PA1

+ Add to report

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Nov 2024 to 18 Nov 2024 by Keller Williams Scotland, Scotland



£110,000

## 2 bedroom flat for sale

Flat 9, 14, Kilnside Road, Paisley

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Marketed from 20 Aug 2025 by McKirdy Estate Agents, Glasgow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

+ Add to report

Millstream Court, Paisley

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2025 to 11 Nov 2025 (18 days) by Slater Hogg & Howison Lettings, Paisley



£895 pcm

2 bedroom flat

+ Add to report

Millstream Court, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 11 Sep 2024 to 16 Sep 2024 (4 days) by OpenRent, London

# 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: **5 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.



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Millstream Court, Paisley, PA1

PROPERTY ID: 222729057



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.



**LET PROPERTY**