LET PROPERTY PACK

INVESTMENT INFORMATION

Cochran Street, Paisley, PA1

230401904

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Property Description

Our latest listing is in Cochran Street, Paisley, PA1

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **20.0%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



Cochran Street, Paisley, PA1

230401904

Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £40.00 PM

Ground Rent: FREEHOLD

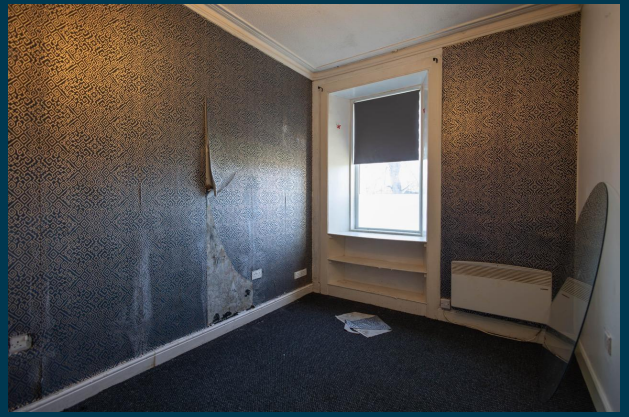
Lease Length: FREEHOLD

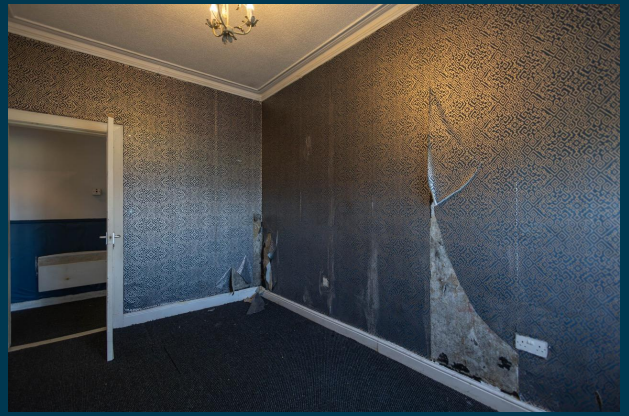
Current Rent: VACANT

Market Rent: £1,250 PM

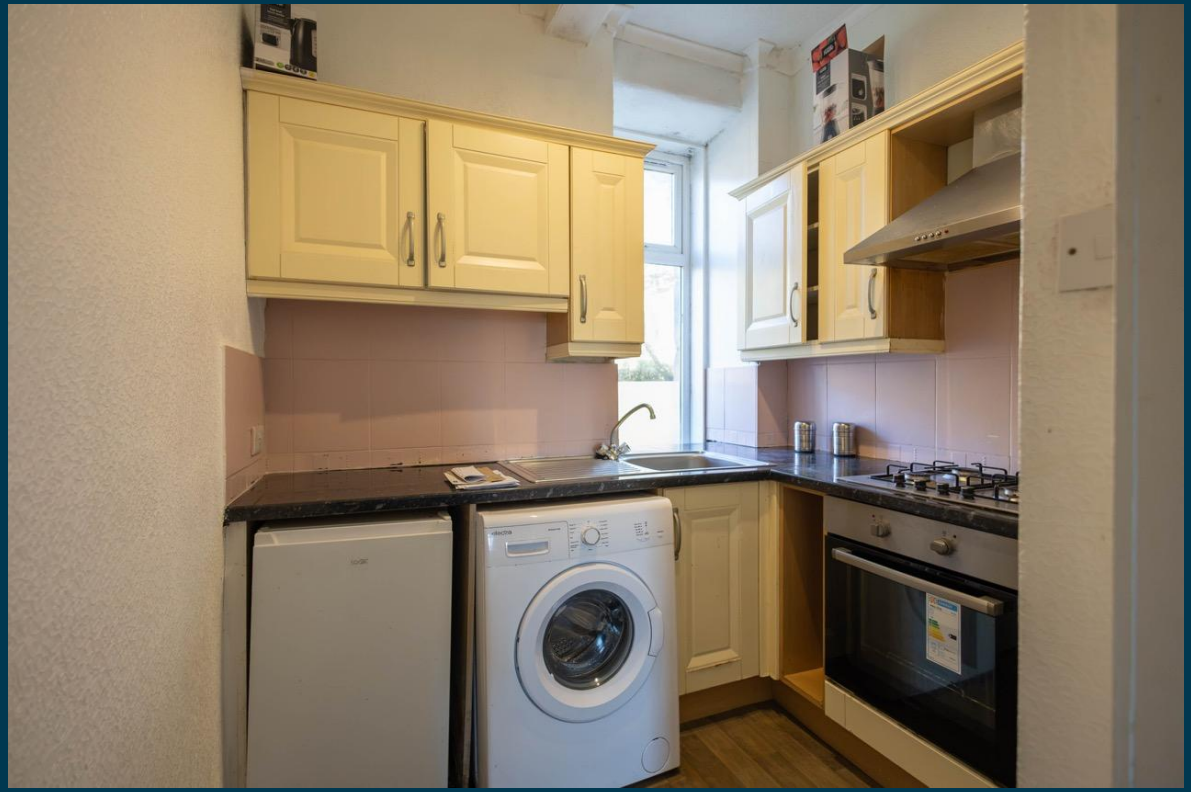
Lounge







Kitchen







Bedrooms

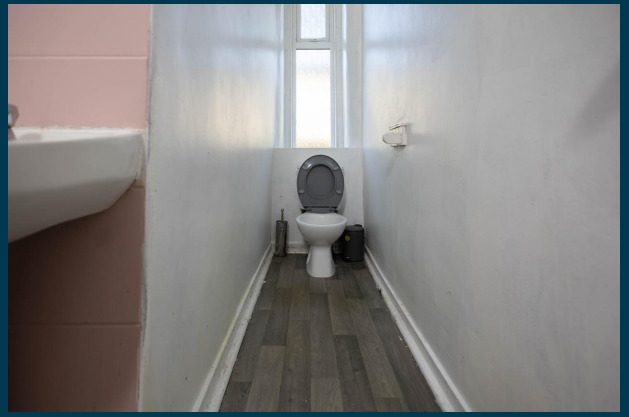


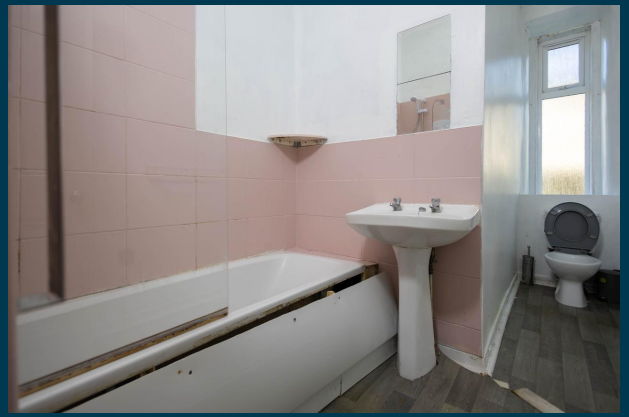




Bathroom







Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 75,000.

PROPERTY VALUATION

£ 75,000

ADS @ 8%	**£6,000**
LBTT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£82,000**

Projected Investment Return



The monthly rent of this property is currently set at VACANT per calendar month but the potential market rent is £ 1,250

Returns Based on Rental Income	VACANT	£1,250
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	FREEHOLD	
Letting Fees	#VALUE!	£125.00
Total Monthly Costs	#VALUE!	£180.00
Monthly Net Income	#VALUE!	£1,070.00
Annual Net Income	#VALUE!	£12,840.00
Net Return	#VALUE!	15.66%

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 Adjusted To	**£10,340**
Net Return	**12.61%**

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 £87,000.



2 bedroom flat for sale

+ Add to repor

McKerrell Street, Paisley

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 8 Aug 2025 to 16 Oct 2025 (69 days) by Corum, Bridge Of Weir

£87,000



2 bedroom apartment for sale

+ Add to repor

McKerrell Street, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED | SOLD STC

Marketed from 15 May 2025 to 20 Aug 2025 (97 days) by Walker Laird, Renfrew

£85,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,325 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Abbey Place, Paisley, Renfrewshire, PA1

NO LONGER ADVERTISED

Marketed from 28 Aug 2026 to 30 Sep 2026 (32 days) by Castle Residential, Paisley

£1,325 pcm



2 bedroom flat

+ Add to repo

Abbey Place,

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Mar 2026 to 31 Mar 2026 (20 days) by Slater Hogg & Howison Lettings, Paisley

£1,100 pcm

Current Tenant Profile

We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- Tenancy Agreement in place: **No**
- Standard Tenancy Agreement In Place: **No**
- Fully compliant tenancy: **No**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **No**
- 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.



www.letproperty.co.uk

Cochran Street, Paisley, PA1

PROPERTY ID: 230401904

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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