

LET PROPERTY PACK

INVESTMENT INFORMATION

Brabloch Park, Paisley, PA3

228579553

 www.letproperty.co.uk





Property Description

Our latest listing is in Brabloch Park, Paisley, PA3

Get instant cash flow of **£575** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£854** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Brabloch Park, Paisley,
PA3

228579553



Property Key Features

2 bedrooms

2 bathrooms

Polished Interior

Modern Kitchen

Factor Fees: £6.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £854

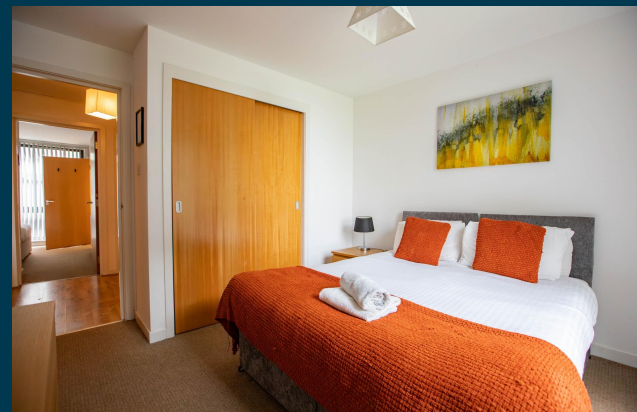
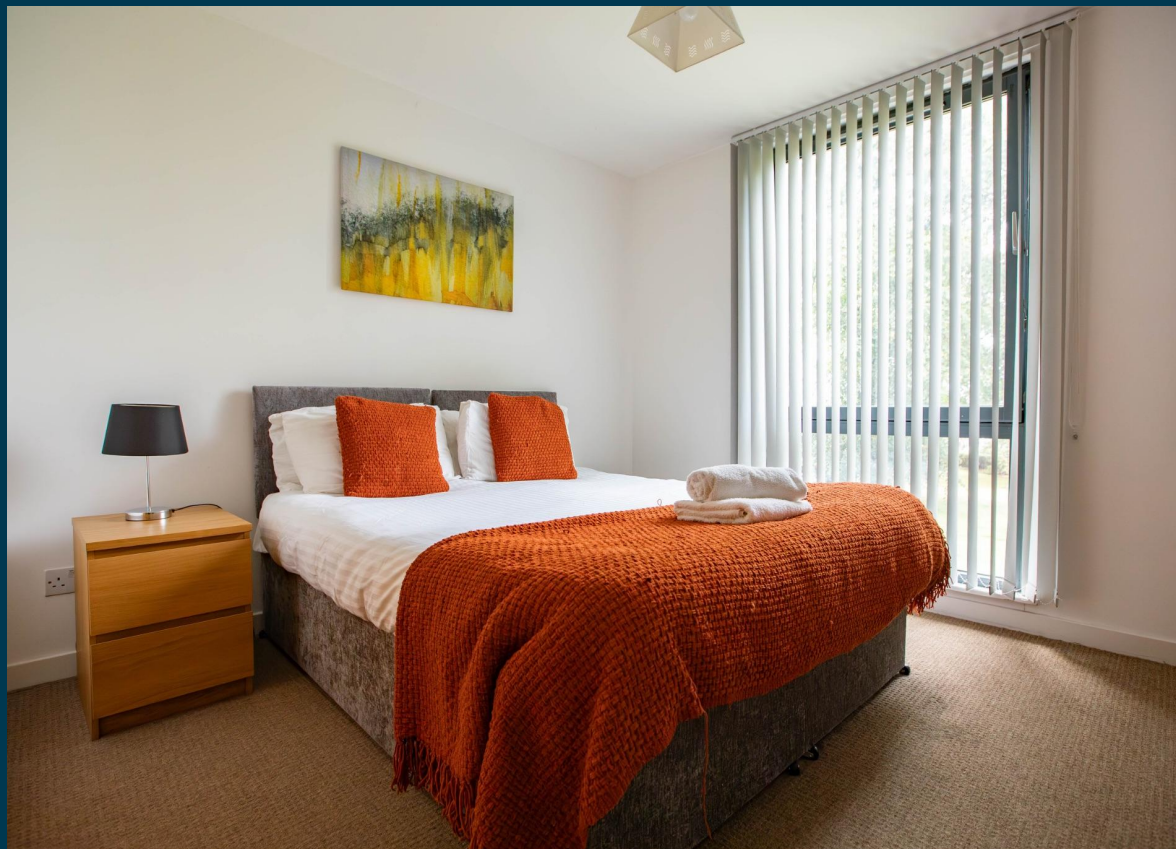
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

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 £575 per calendar month but the potential market rent is

£ 854

Returns Based on Rental Income	£575	£854
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£6.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£85.40
Total Monthly Costs	£484.75	£512.65
Monthly Net Income	£90.25	£341.35
Annual Net Income	£1,083.00	£4,096.20
Net Return	2.47%	9.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,388.20**
Adjusted To

Net Return **5.44%**

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

Annual Net Income **£2,146.20**
Adjusted To

Net Return **4.89%**

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 £150,000.



2 bedroom ground floor flat for sale

[+ Add to report](#)

Greenlaw Avenue, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2024 to 31 Dec 2024 (69 days) by Allen & Harris, Paisley

£150,000



2 bedroom flat for sale

[+ Add to report](#)

Abbey Place, Paisley, PA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2022 to 11 Jan 2023 (93 days) by Countrywide, Paisley

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

2/2 2 Christie Street, Paisley, Renfrewshire, PA1 1NB

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2026 to 5 Aug 2026 (48 days) by Scottish Property Centre, Shawlands



£875 pcm

2 bedroom flat

+ Add to report

Netherhill Road, Paisley

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Dec 2023 to 22 Jan 2024 (25 days) by Countrywide Residential Lettings, West End

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.



 www.letproperty.co.uk

Brabloch Park, Paisley, PA3

PROPERTY ID: 228579553

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