

LET PROPERTY PACK

INVESTMENT INFORMATION

Orchard Street, Renfrew,
PA4

222555929

 www.letproperty.co.uk





Property Description

Our latest listing is in Orchard Street, Renfrew, PA4

Get instant cash flow of **£450** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£480** which would provide the investor a Gross Yield of **8.5%** 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...



Orchard Street, Renfrew,
PA4

222555929



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £480

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £68,000.00 and borrowing of £51,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 68,000.00

25% Deposit	£17,000.00
Stamp Duty ADS @ 8%	£5,440.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£23,440.00

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 £450 per calendar month but the potential market rent is

£ 480

Returns Based on Rental Income	£450	£480
Mortgage Payments on £51,000.00 @ 5%	£212.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£48.00
Total Monthly Costs	£272.50	£275.50
Monthly Net Income	£177.50	£204.50
Annual Net Income	£2,130.00	£2,454.00
Net Return	9.09%	10.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,494.00**
Adjusted To

Net Return **6.37%**

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

Annual Net Income **£1,434.00**
Adjusted To

Net Return **6.12%**

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 £135,000.



£135,000

1 bedroom apartment for sale

Mulberry Square, Renfrew, Renfrewshire, PA4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Oct 2025 by Walker Laird, Renfrew

+ Add to report



£130,000

1 bedroom apartment for sale

Mulberry Square, Renfrew, PA4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Mar 2025 to 31 Jul 2025 (145 days) by Penny Lane Homes Ltd, Renfrew

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

1 bedroom flat

Wilson Street, Renfrew

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2025 to 8 May 2025 (36 days) by Penny Lane Homes Ltd, Renfrew

+ Add to report



£495 pcm

1 bedroom flat

Bell Street, Renfrew

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 23 Apr 2025 (19 days) by Houston Home Lettings Ltd, Glasgow

+ 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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PROPERTY ID: 222555929

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