

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunlop Street, Renfrew,
PA4

225181894

 www.letproperty.co.uk





Property Description

Our latest listing is in Dunlop Street, Renfrew, PA4

Get instant cash flow of **£650** per calendar month with a **14.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **15.3%** 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...



Dunlop Street, Renfrew,
PA4

225181894



Property Key Features

Studio Flat

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £33.33 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £55,000.

PROPERTY VALUATION

£ 55,000

Stamp Duty ADS @ 8%	£4,400
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£60,400

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.33	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£113.33	£118.33
Monthly Net Income	£536.67	£581.67
Annual Net Income	£6,440.04	£6,980.04
Net Return	10.66%	11.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,580**
Adjusted To

Net Return **9.24%**



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 £85,000.



£85,000

1 bedroom apartment for sale

+ Add to re

Canal Street, Renfrew, Renfrewshire, PA4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Dec 2025 by Walker Laird, Renfrew



£80,000

1 bedroom flat for sale

+ Add to repr

Hamilton Crescent, Renfrew, Renfrewshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Feb 2024 to 3 May 2024 (91 days) by McKirdy Estate Agents, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

Studio flat

+ Add to report

29 Dunlop Street, Renfrew

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Oct 2024 to 4 Nov 2024 (17 days) by Gallus Sales & Lettings, Glasgow



£630 pcm

Studio flat

+ Add to report

Dumbarton Road, Yoker, GLASGOW, G14

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2025 to 19 May 2025 (102 days) by DJ Alexander, Glasgow

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: **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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Dunlop Street, Renfrew, PA4

PROPERTY ID: 225181894

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