

LET PROPERTY PACK

INVESTMENT INFORMATION

Polsons Crescent, Paisley
PA2

226497021

 www.letproperty.co.uk





Property Description

Our latest listing is in Polsons Crescent, Paisley PA2

Get instant cash flow of **£634** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Polsons Crescent, Paisley
PA2

226497021



Property Key Features

2 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £634 PM

Market Rent: £820 PM

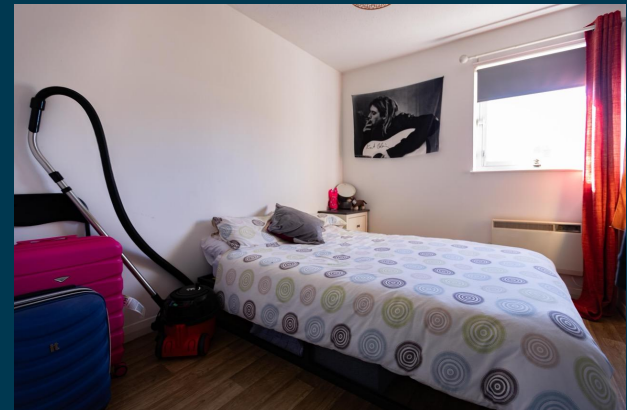
Lounge



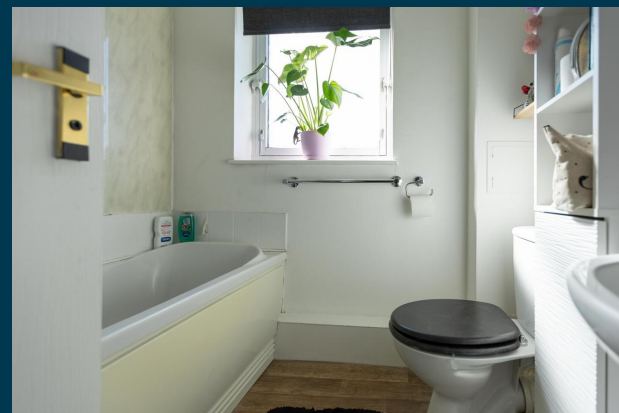
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 115,000.00

25% Deposit	£28,750.00
ADS @ 8%	£9,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,950.00

Projected Investment Return



The monthly rent of this property is currently set at £634 per calendar month but the potential market rent is

£ 820



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.



Returns Based on Rental Income	£634	£820
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£63.40	£82.00
Total Monthly Costs	£437.78	£456.38
Monthly Net Income	£196.23	£363.63
Annual Net Income	£2,354.70	£4,363.50
Net Return	6.05%	11.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,723.50**
Adjusted To

Net Return **6.99%**

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

Annual Net Income **£2,638.50**
Adjusted To

Net Return **6.77%**

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 £120,000.



£120,000

2 bedroom apartment for sale

+ Add to

Brodie Park Avenue, Brodie Park, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2025 to 12 Nov 2025 (160 days) by MQ Estate Agents and Lettings, Coverin



£112,500

2 bedroom flat for sale

+ Add to

18 Brodie Park Avenue, Paisley, PA2 6JA

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 4 Jun 2025 to 1 Aug 2025 (58 days) by Wright & Crawford Solicitors, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom flat

+ Add to rep

Friarshall Gate Paisley

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Nov 2025 to 2 Dec 2025 (14 days) by Ross & Liddell, Glasgow



£825 pcm

2 bedroom flat

+ Add to r

Westlands Gardens, Paisley, PA2

CURRENTLY ADVERTISED

Marketed from 21 Apr 2026 by Let It, Glasgow

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: **4 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.



www.letproperty.co.uk

Polsons Crescent, Paisley PA2

PROPERTY ID: 226497021

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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