

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellerslie Street, Johnstone,
PA5

224871675

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellerslie Street, Johnstone, PA5

Get instant cash flow of **£495** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£802** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Ellerslie Street, Johnstone,
PA5

224871675



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

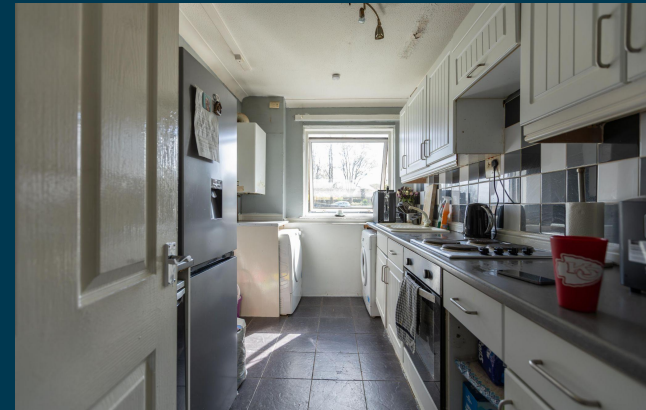
Current Rent: £495

Market Rent: £802

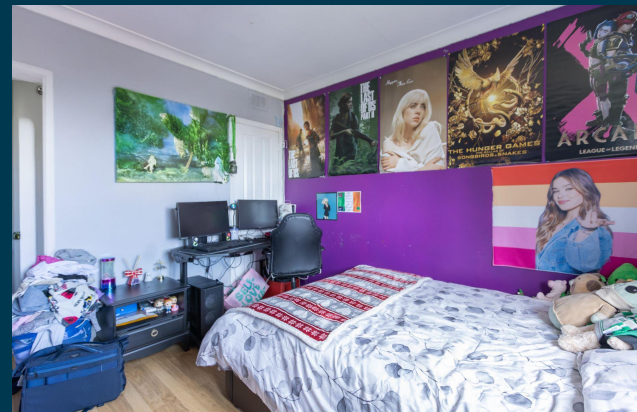
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 802

Returns Based on Rental Income	£495	£802
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£49.50	£80.20
Total Monthly Costs	£314.50	£345.20
Monthly Net Income	£180.50	£456.80
Annual Net Income	£2,166.00	£5,481.60
Net Return	7.91%	20.01%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,877.60**
Adjusted To

Net Return **14.15%**

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

Annual Net Income **£4,281.60**
Adjusted To

Net Return **15.63%**

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 £95,000.



2 bedroom flat for sale [+ Add to report](#)

Williamson Place, Johnstone

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 May 2021 to 20 Aug 2021 (92 days) by Castlehead Properties, Paisley

Gas Central Heating | Double Glazing | Allocated Parking | Fitted Kitchen | Master Bedroom En-Sui...

£95,000



2 bedroom flat for sale [+ Add to report](#)

Williamson Place, Johnstone

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Jan 2023 to 2 Jun 2023 (128 days) by Castlehead Properties, Paisley



PRICE REDUCED BY £5,000!! | TWO BED UPPER FLOOR FLAT | CLOSE TO LOCAL AMENITIES | DOUBLE GLAZING...

£90,000

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**.

	2 bedroom flat	+ Add to report
	Walkinshaw Street, Johnstone, Renfrewshire, PA5	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 13 Jan 2026 to 6 Mar 2026 (52 days) by Capital Letters, Stirling	
£875 pcm		
	2 bedroom flat	+ Add to report
	Bankside Avenue, Johnstone, Renfrewshire, PA5	
	CURRENTLY ADVERTISED LET AGREED	
	Marketed from 21 Jul 2020 by Lind Letting, Bridge of Weir	
£750 pcm		

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: **9 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.



Ellerslie Street, Johnstone, PA5

PROPERTY ID: 224871675

 www.letproperty.co.uk

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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