

LET PROPERTY PACK

INVESTMENT INFORMATION

1/2 Espedair Street, Paisley,
PA2

226945697

 www.letproperty.co.uk





Property Description

Our latest listing is in 1/2 Espedair Street, Paisley, PA2

Get instant cash flow of **£320** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **14.7%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



1/2 Espedair Street,
Paisley, PA2

226945697



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £320 PM

Market Rent: £550 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 45,000

ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



The monthly rent of this property is currently set at £320 per calendar month but the potential market rent is

£ 550



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



Returns Based on Rental Income	£320	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£32.00	£55.00
Total Monthly Costs	£47.00	£70.00
Monthly Net Income	£273.00	£480.00
Annual Net Income	£3,276.00	£5,760.00
Net Return	6.60%	11.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,660**
Adjusted To

Net Return **9.40%**

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 £55,000.



£55,000

1 bedroom flat for sale

+ Add to r

Stevenson Street, Paisley, PA2

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 5 Dec 2025 to 12 May 2026 (157 days) by Housespotters Estate Agents, Covering C Belt



£53,995

1 bedroom flat for sale

+ Add to

Causeyside St, Paisley, PA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jul 2025 to 23 Mar 2026 (244 days) by Century 21, Cambuslang

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

+ Add to r

Stow Street, Flat 2, Paisley, Glasgow, PA1 2JJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2025 to 6 Jun 2025 (18 days) by Clyde Property, Clarkston - Lettings



£550 pcm

1 bedroom apartment

+ Add to

Stock Street, Paisley

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Mar 2026 to 16 Apr 2026 (22 days) by Martin & Co, Paisley

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**



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

1/2 Espedair Street, Paisley, PA2

PROPERTY ID: 12345678

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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