

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ferguslie Walk, Paisley, PA1

222476270

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ferguslie Walk, Paisley, PA1

Get instant cash flow of **£425** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£626** which would provide the investor a Gross Yield of **16.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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...**



Ferguslie Walk, Paisley,  
PA1

222476270



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Fitted Kitchen

Factor Fees: £25.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £425

Market Rent: £626

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## PROPERTY VALUATION

£ 47,000

Stamp Duty ADS @ 8%	<b>£3,760</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£51,760</b>

# 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 £425 per calendar month but the potential market rent is

£ 626

Returns Based on Rental Income	£425	£626
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	Freehold	
Letting Fees	£42.50	£62.60
<b>Total Monthly Costs</b>	<b>£82.50</b>	<b>£102.60</b>
<b>Monthly Net Income</b>	<b>£342.50</b>	<b>£523.40</b>
<b>Annual Net Income</b>	<b>£4,110.00</b>	<b>£6,280.80</b>
<b>Net Return</b>	<b>7.94%</b>	<b>12.13%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,029**  
Adjusted To

Net Return                      **9.72%**



# 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 £49,000.



£49,000

## 1 bedroom apartment for sale

+ Add to report

Ferguslie Walk, Paisley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 28 May 2024 to 17 Sep 2024 (112 days) by Hames Estates, Kilmacolm



£45,000

## 1 bedroom apartment for sale

+ Add to report

Ferguslie, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 13 Jun 2025 (83 days) by Elevate Estate Agents, Covering Glasgow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

Spoolers Road, Paisley

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 26 Mar 2025 (15 days) by Slater Hogg & Howison Lettings, Paisley

+ Add to report



£625 pcm

## 1 bedroom flat

Broomlands Street, Paisley, PA1

NO LONGER ADVERTISED






Marketed from 16 Apr 2024 to 22 Apr 2024 (5 days) by OpenRent, London

+ 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**
-  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](http://www.letproperty.co.uk)

Ferguslie Walk, Paisley, PA1

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.



**LETPROPERTY**