

LET PROPERTY PACK

INVESTMENT INFORMATION

Lochfield Road Paisley PA2

228436038

 www.letproperty.co.uk





Property Description

Our latest listing is in Lochfield Road Paisley PA2

This property has a potential to rent for **£828** which would provide the investor a Gross Yield of **9.9%** 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...



Lochfield Road Paisley
PA2

228436038



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £828

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



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.



The monthly potential market rent is

£ 828

Returns Based on Rental Income	£828
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£82.80
Total Monthly Costs	£410.30
Monthly Net Income	£417.70
Annual Net Income	£5,012.40
Net Return	14.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,356.40**
Adjusted To

Net Return **9.87%**

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

Annual Net Income **£3,512.40**
Adjusted To

Net Return **10.33%**

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 £190,000.



£190,000

2 bedroom flat for sale

Carriagehill Drive, Paisley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jul 2026 by Moving Paisley, Paisley

+ Add to report



£185,000

2 bedroom flat for sale

South Park Drive, Paisley, PA2

CURRENTLY ADVERTISED

Marketed from 25 May 2026 by MacFarlane Young Estate & Lettings, Paisley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

Brodie Park Avenue, Paisley, PA2 6JH

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2026 to 25 Jun 2026 (26 days) by LM Properties, Paisley

+ Add to report



£950 pcm

2 bedroom flat

Lochfield Road, Paisley, PA2

NO LONGER ADVERTISED

Marketed from 17 Jun 2026 to 22 Jun 2026 (4 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Lochfield Road Paisley PA2

PROPERTY ID: 228436038



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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