

LET PROPERTY PACK

INVESTMENT INFORMATION

William Street, Johnstone,
PA5

227740300

 www.letproperty.co.uk





Property Description

Our latest listing is in William Street, Johnstone, PA5

Get instant cash flow of **£695** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£840** which would provide the investor a Gross Yield of **13.4%** 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...



William Street, Johnstone,
PA5

227740300



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £695

Market Rent: £840

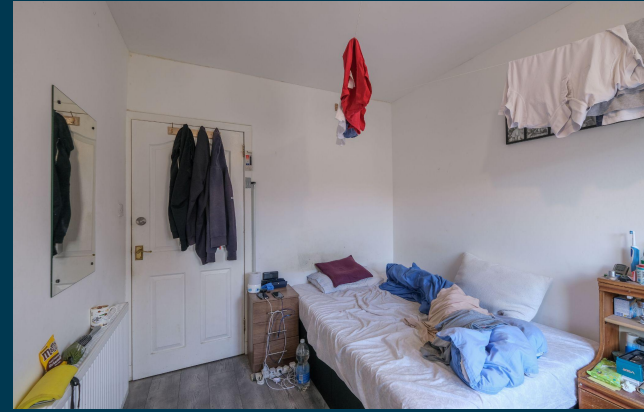
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

PROPERTY VALUATION

£ 75,000

ADS @ 8% **£6,000**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £82,000

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 £695 per calendar month but the potential market rent is

£840

Returns Based on Rental Income	£695	£840
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£69.50	£84.00
Total Monthly Costs	£84.50	£99.00
Monthly Net Income	£610.50	£741.00
Annual Net Income	£7,326.00	£8,892.00
Net Return	8.93%	10.84%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£7,212**

Net Return **8.80%**

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 £80,000.



£82,500

3 bedroom flat for sale

+ Add to report

High Street, Johnstone, PA5

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Jul 2025 to 19 Nov 2025 (132 days) by Emmerson Homes, Johnstone

Subtotal: 3 Bedroom Flat, This Central Location & Street Level Apartment Offers 80...



£80,000

3 bedroom flat for sale

+ Add to report

Church Street, Johnstone PA5 8DU

NO LONGER ADVERTISED

Marketed from 9 Jan 2023 to 23 Oct 2023 (286 days) by 24.7 Property (Scotland) Ltd, Glasgow

Subtotal: 3 Bedroom Flat, This Central Location & Street Level Apartment Offers 80...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom house

Willow Place, Johnstone, PA5 0DW

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Sep 2023 to 2 Oct 2023 (3 days) by LM Properties, Paisley

+ Add to report

Three Bedroom End Terraced House | Recently Refurbished Throughout | Modern Fitted Kitchen with A



£850 pcm

3 bedroom house

Ash Place, Johnstone

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 26 Mar 2025 (20 days) by Slater Hogg & Howison Lettings, Paisley

+ Add to report

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: **5 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.



William Street, Johnstone, PA5

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