

LET PROPERTY PACK

INVESTMENT INFORMATION

Paisley Road, Renfrew, PA4

228542204

 www.letproperty.co.uk





Property Description

Our latest listing is in Paisley Road, Renfrew, PA4

Get instant cash flow of **£595** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Paisley Road, Renfrew,
PA4

228542204



Property Key Features

2 Bedrooms

1 Bathroom

Kept in good condition

Well placed for access to local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595 PM

Market Rent: £700 PM

Kitchen



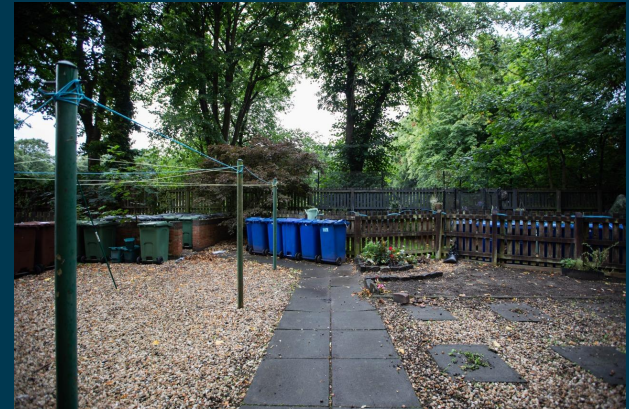
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

25% Deposit	£17,500.00
ADS @ 8%	£5,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,100.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£595	£700
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£70.00
Total Monthly Costs	£293.25	£303.75
Monthly Net Income	£301.75	£396.25
Annual Net Income	£3,621.00	£4,755.00
Net Return	15.02%	19.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,355.00**
Adjusted To

Net Return **13.92%**

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

Annual Net Income **£3,705.00**
Adjusted To

Net Return **15.37%**

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 £85,000.



£85,000

1 bedroom apartment for sale

+ Add to report

Canal Street, Renfrew, Renfrewshire, PA4

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Dec 2025 to 12 Mar 2026 (101 days) by Walker Laird, Renfrew



£75,000

1 bedroom flat for sale

+ Add to report

Glebe Street, Renfrew, PA4

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 5 Jan 2026 to 4 Aug 2026 (210 days) by Penny Lane Homes Ltd, Renfrew

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

Dunlop Street, Renfrew, PA4

NO LONGER ADVERTISED

Marketed from 29 Jan 2026 to 2 Feb 2026 (4 days) by OpenRent, London

+ Add to report



£725 pcm

1 bedroom flat

Muir Street, Renfrew, PA4

NO LONGER ADVERTISED

Marketed from 9 Mar 2026 to 17 Mar 2026 (7 days) by Keller Williams Scotland, Scotland

+ 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: **2 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

Paisley Road, Renfrew, PA4

PROPERTY ID: 228542204

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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