

LET PROPERTY PACK

INVESTMENT INFORMATION

Henderson Street, Paisley,
PA1

224305407

 www.letproperty.co.uk





Property Description

Our latest listing is in Henderson Street, Paisley, PA1

Get instant cash flow of **£450** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£669** which would provide the investor a Gross Yield of **10.0%** 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...



Henderson Street, Paisley,
PA1

224305407



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £37.00 PM

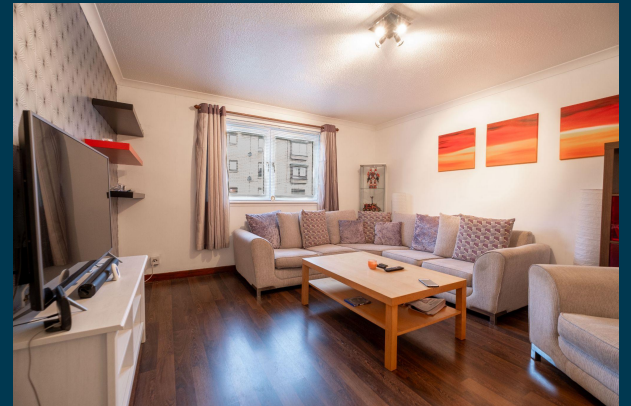
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £669

Lounge



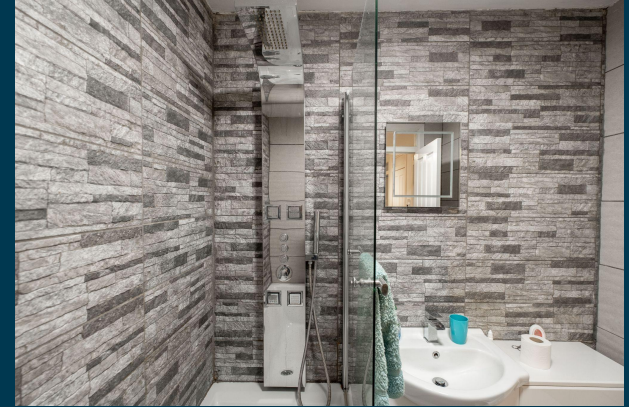
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 8%	£6,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£27,400.00

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 rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 669

Returns Based on Rental Income	£450	£669
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£37.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£66.90
Total Monthly Costs	£347.00	£368.90
Monthly Net Income	£103.00	£300.10
Annual Net Income	£1,236.00	£3,601.20
Net Return	4.51%	13.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,263.20**
Adjusted To

Net Return **8.26%**

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

Annual Net Income **£2,401.20**
Adjusted To

Net Return **8.76%**

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.



£80,000

2 bedroom flat for sale

Walker Street, Paisley

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2025 to 11 Aug 2025 (97 days) by Moving Paisley, Paisley

+ Add to report



£78,000

2 bedroom flat for sale

Broomlands Street, Paisley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Oct 2025 to 6 Jan 2026 (90 days) by Upload Abode, Lanarkshire and Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Walker Street, Paisley

CURRENTLY ADVERTISED

Marketed from 2 Feb 2026 by Countrywide Residential Lettings, West End

+ Add to report



£700 pcm

2 bedroom flat

Well Street, Paisley, PA1

NO LONGER ADVERTISED

Marketed from 8 Jan 2025 to 19 Jan 2025 (11 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: **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.



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Henderson Street, Paisley, PA1

PROPERTY ID: 224305407

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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