

LET PROPERTY PACK

INVESTMENT INFORMATION

West Buchanan Place
Paisley, PA1

206216195

 www.letproperty.co.uk





Property Description

Our latest listing is in West Buchanan Place Paisley, PA1

Get instant cash flow of **£535** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£791** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



West Buchanan Place
Paisley, PA1

206216195



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £20.00

Current Rent: £535

Market Rent: £791

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£2,340
Legal Fees	£1,000.00
Total Investment	£22,840.00

Projected Investment Return



The monthly rent of this property is currently set at £535 per calendar month but the potential market rent is

£ 791

Returns Based on Rental Income	£535	£791
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Letting Fees	£53.50	£79.10
Total Monthly Costs	£332.25	£357.85
Monthly Net Income	£202.75	£433.15
Annual Net Income	£2,433.00	£5,197.80
Net Return	10.65%	22.76%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,615.80**
Adjusted To

Net Return **15.83%**

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

Annual Net Income **£4,027.80**
Adjusted To

Net Return **17.63%**

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

 Floorplan

2 bedroom flat for sale

Townhead Terrace, Paisley, Renfrewshire, PA1

+ Add to report

CURRENTLY ADVERTISED SOLD STC

** Closing date has now been set for Tuesday 30th April 2024 @ 12noon **
Countrywide are delighte...

Marketed from 10 Apr 2024 by Countrywide, Paisley



£80,000

2 bedroom flat for sale

George Street, Paisley, Renfrewshire, PA1

+ Add to report

CURRENTLY ADVERTISED

This fantastic top floor flat located in the Heart of Paisley Town Centre, offers accommodation a...

Marketed from 9 May 2024 by Slater Hogg & Howison, Paisley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £791 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

George Street, Paisley

+ Add to report

NO LONGER ADVERTISED

TWO BEDROOMS | UNFURNISHED | ELECTRIC HEATING | FIRST FLOOR |
UNFURNISHED | COUNCIL TAX BAND B | ...

Marketed from 22 May 2024 to 22 May 2024 by Penny Lane Homes Ltd. Renfrew



£750 pcm

2 bedroom flat

Canal Terrace, Paisley

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available Now! | Top Floor Flat | Two Double Bedrooms | Balcony | Residents Parking |
Unfurnished

Marketed from 17 Apr 2024 to 21 May 2024 (34 days) by Slater Hogg & Howison Lettings, Paisley

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 Years +**
-  Payment history: **On time for length of tenancy**

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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West Buchanan Place Paisley, PA1

206216195

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