

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Almond Road,  
Cumbernauld, G67

226978201

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Almond Road, Cumbernauld, G67

Get instant cash flow of **£400** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£708** which would provide the investor a Gross Yield of **14.2%** 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...**



Almond Road,  
Cumbernauld, G67

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £400**

**Market Rent: £708**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £60,000.

## PROPERTY VALUATION

£ 60,000

|                         |                |
|-------------------------|----------------|
| ADS @ 8%                | £4,800         |
| LBTT Charge             | £0             |
| Legal Fees              | £1,000         |
| <b>Total Investment</b> | <b>£65,800</b> |

# 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 £400 per calendar month but the potential market rent is

£ 708

| Returns Based on Rental Income  | £400             | £708             |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00           |                  |
| Approx. Factor Fees             | £0.00            |                  |
| Ground Rent                     | Freehold         |                  |
| Letting Fees                    | £40.00           | £70.80           |
| <b>Total Monthly Costs</b>      | <b>£55.00</b>    | <b>£85.80</b>    |
| <b>Monthly Net Income</b>       | <b>£345.00</b>   | <b>£622.20</b>   |
| <b>Annual Net Income</b>        | <b>£4,140.00</b> | <b>£7,466.40</b> |
| <b>Net Return</b>               | <b>6.29%</b>     | <b>11.35%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,050**  
Adjusted To

Net Return                      **9.20%**

# 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 £69,995.



## 2 bedroom flat for sale

+ Add to report

Elm Drive, Cumbernauld, Glasgow

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 11 Aug 2025 to 17 Oct 2025 (66 days) by Momo & Kirkland, Wishaw

£69,995



## 2 bedroom flat for sale

+ Add to report

Hornbeam Road, Cumbernauld, Glasgow, North Lanarkshire, G67

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2025 to 20 Oct 2025 (104 days) by Slater Hogg & Howison, Cumbernauld

£65,000

Show Sidebar

# 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**.



**£850 pcm**

## 2 bedroom flat

Kyle Road, Cumbernauld, Glasgow, G67

**CURRENTLY ADVERTISED**

Marketed from 6 Jun 2026 by OpenRent, London

+ Add to report



**£795 pcm**

## 2 bedroom flat

Oak Road, Cumbernauld, Glasgow, G67

**NO LONGER ADVERTISED**

Marketed from 18 Jul 2025 to 7 Aug 2025 (19 days) by OpenRent, London

+ 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: **6 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](http://www.letproperty.co.uk)

Almond Road, Cumbernauld, G67

PROPERTY ID: 226978201

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**