

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalmarnock Road,
Glasgow, G40

227912614

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalmarnock Road, Glasgow, G40

Get instant cash flow of **£900** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£1,040** which would provide the investor a Gross Yield of **13.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Dalmarnock Road,
Glasgow, G40

227912614



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £150.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,040

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 95,000.

PROPERTY VALUATION

£ 95,000.00

ADS @ 8% **£7,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £103,600

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 £900 per calendar month but the potential market rent is

£ 1,040

Returns Based on Rental Income	£900	£1,040
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	Freehold	
Letting Fees	£90.00	£104.00
Total Monthly Costs	£255.00	£269.00
Monthly Net Income	£645.00	£771.00
Annual Net Income	£7,740.00	£9,252.00
Net Return	7.47%	8.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,172**
Adjusted To

Net Return **6.92%**



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 £100,000.



£100,000

2 bedroom flat for sale

+ Add to report

Landressy Street, Bridgeton, Glasgow, G40

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Feb 2023 to 21 Apr 2023 (70 days) by Slater Hogg & Howison, Dennistoun, Glasgow



£95,000

2 bedroom flat for sale

James Street, Bridgeton, Glasgow, G40

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2025 to 10 Feb 2026 (229 days) by Countrywide, Dennistoun

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom ground floor flat

Acorn Street, Glasgow, G40

CURRENTLY ADVERTISED

Marketed from 17 Aug 2026 by Foyle Property Management, Glasgow

£1,495 pcm



2 bedroom flat

Silvergrove Street, Glasgow, G40

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jun 2026 to 1 Jul 2026 (30 days) by Countrywide Residential Lettings, Glasgow

£1,100 pcm

+ Add to

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: **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

Dalmarnock Road, Glasgow, G40

PROPERTY ID: 227912614

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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