

LET PROPERTY PACK

INVESTMENT INFORMATION

Renton Road, Dumbarton,
G82

226700992

 www.letproperty.co.uk





Property Description

Our latest listing is in Renton Road, Dumbarton, G82

Get instant cash flow of **£790** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Renton Road,
Dumbarton, G82

226700992



Property Key Features

2 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £108.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £790

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
ADS @ 8%	£10,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£43,900.00

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 £790 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£790	£850
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.00	£85.00
Total Monthly Costs	£608.25	£614.25
Monthly Net Income	£181.75	£235.75
Annual Net Income	£2,181.00	£2,829.00
Net Return	4.97%	6.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,129.00**
Adjusted To

Net Return **2.57%**

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

Annual Net Income **£879.00**
Adjusted To

Net Return **2.00%**

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 £160,000.



2 bedroom flat for sale

Levenford Terrace, Dumbarton

CURRENTLY ADVERTISED

Marketed from 20 Aug 2026 by David Muir & Co., Dumbarton

+ Add to report

£160,000



2 bedroom flat for sale

Clydeshire Road, Dumbarton

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 May 2024 to 14 Jan 2025 (230 days) by David Muir & Co., Dumbarton

+ Add to report

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom apartment

Denny Crescent, Dumbarton

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Aug 2025 to 12 Aug 2025 (8 days) by Eve Property, Glasgow

+ Add to report



£875 pcm

2 bedroom flat

22 Leven Street, Flat 1/1 Dumbarton G82 1QG

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2026 to 28 Jul 2026 (18 days) by Property Bureau, Helensburgh

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 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.



Renton Road, Dumbarton, G82

PROPERTY ID: 226700992

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