ARBROATH PORTFOLIO

An outstanding High Street portfolio comprising a block of 8 residential properties with 1 commercial property in Arbroath



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INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS



ARBROATH PORTFOLIO

- An outstanding high street portfolio comprising 9 properties in Arbroath
- The portfolio consists of 8 flats in the same block, plus a vacant office unit on the ground floor
- Properties produce a gross income of £60,000 pa
- This is a current gross yield of 10.7%
- Portfolio is achieving market rents
- Offers invited around £559,300
- The portfolio has a surveyor valuation of £595,000
- The residential section of the portfolio has EPC ratings B, C and D.

Portolio



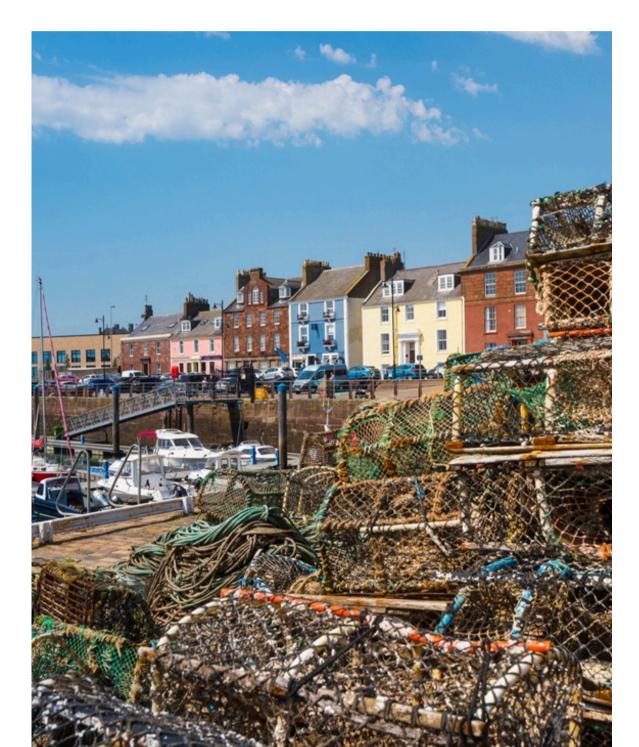
ACCOMMODATION & TENANCY SCHEDULE

Address	Postcode	Туре	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
Flat 1, 131 High Street, Arbroath	DD11 1DP	Flat	1	D	£6,000	£6,000	12.8%	12.8%	£50,000	£47,000
Flat 2, 131 High Street, Arbroath	DD11 1DP	Flat	2	D	£6,300	£6,300	8.9%	8.9%	£75,000	£70,500
Flat 3, 131 High Street, Arbroath	DD11 1DP	Flat	1	D	£7,200	£7,200	10.2%	10.2%	£75,000	£70,500
Flat 4, 131 High Street, Arbroath	DD11 1DP	Flat	1	С	£6,300	£6,300	13.4%	13.4%	£50,000	£47,000
Flat 5, 131 High Street, Arbroath	DD11 1DP	Flat	2	С	£6,900	£6,900	9.8%	9.8%	£75,000	£70,500
Flat 6, 131 High Street, Arbroath	DD11 1DP	Flat	1	С	£7,200	£7,200	10.2%	10.2%	£75,000	£70,500
Flat 7, 131 High Street, Arbroath	DD11 1DP	Flat	1+box	С	£6,000	£6,000	9.8%	9.8%	£65,000	£61,100

ACCOMMODATION & TENANCY SCHEDULE

Address	Postcode	Туре	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
Flat 8, 131 High Street, Arbroath	DD11 1DP	Flat	1+box	В	£6,900	£6,900	10.5%	10.5%	£70,000	£65,800
Commercial Property, 129 High Street, Arbroath	DD11 1DP	Commercial Premises	N/A	G	£7,200	£7,200	12.8%	12.8%	£60,000	£56,400
					£60,000	£60,000	10.7%	10.7%	£595,000	£559,300

ABOUT ARBROATH







MONI TAGORE

SALES AGENT

ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, working with private landlords and letting agents all over Scotland, and investors around the world.

GET IN TOUCH

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RECOGNISED SUPPLIER 2025

