



ARBROATH PORTFOLIO

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



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

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- 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.



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

| Address | Postcode | Type | 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 | C | £6,300 | £6,300 | 13.4% | 13.4% | £50,000 | £47,000 |
| Flat 5, 131 High Street, Arbroath | DD11 1DP | Flat | 2 | C | £6,900 | £6,900 | 9.8% | 9.8% | £75,000 | £70,500 |
| Flat 6, 131 High Street, Arbroath | DD11 1DP | Flat | 1 | C | £7,200 | £7,200 | 10.2% | 10.2% | £75,000 | £70,500 |
| Flat 7, 131 High Street, Arbroath | DD11 1DP | Flat | 1+box | C | £6,000 | £6,000 | 9.8% | 9.8% | £65,000 | £61,100 |

ACCOMMODATION & TENANCY SCHEDULE

Portfolio

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ABOUT ARBROATH



Arbroath is a former royal burgh and the largest town in the council area of Angus, Scotland, with a population of 23,902. It lies on the North Sea coast, some 16 miles (26 km) east-northeast of Dundee and 45 miles (72 km) south-southwest of Aberdeen. The town is notable for the Declaration of Arbroath and the Arbroath smokie.



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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