

# GALASHIELS PORTFOLIO

Fully let residential portfolio comprising of 12 flats in one block, in Galashiels, Scottish Borders

 **Portolio**  
THE LANDLORD'S ESTATE AGENT

# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## GALASHIELS PORTFOLIO

- 12 flats in one block, in Galashiels, Scottish Borders
- Tenanted & fully compliant
- Properties are nearly fully let, producing an income of £57,720 pa when fully let
- This is a current gross yield of 8.4%
- Potential market yield is 9.4%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £780,000
- Offers invited around £690,000
- Properties are in excellent condition



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

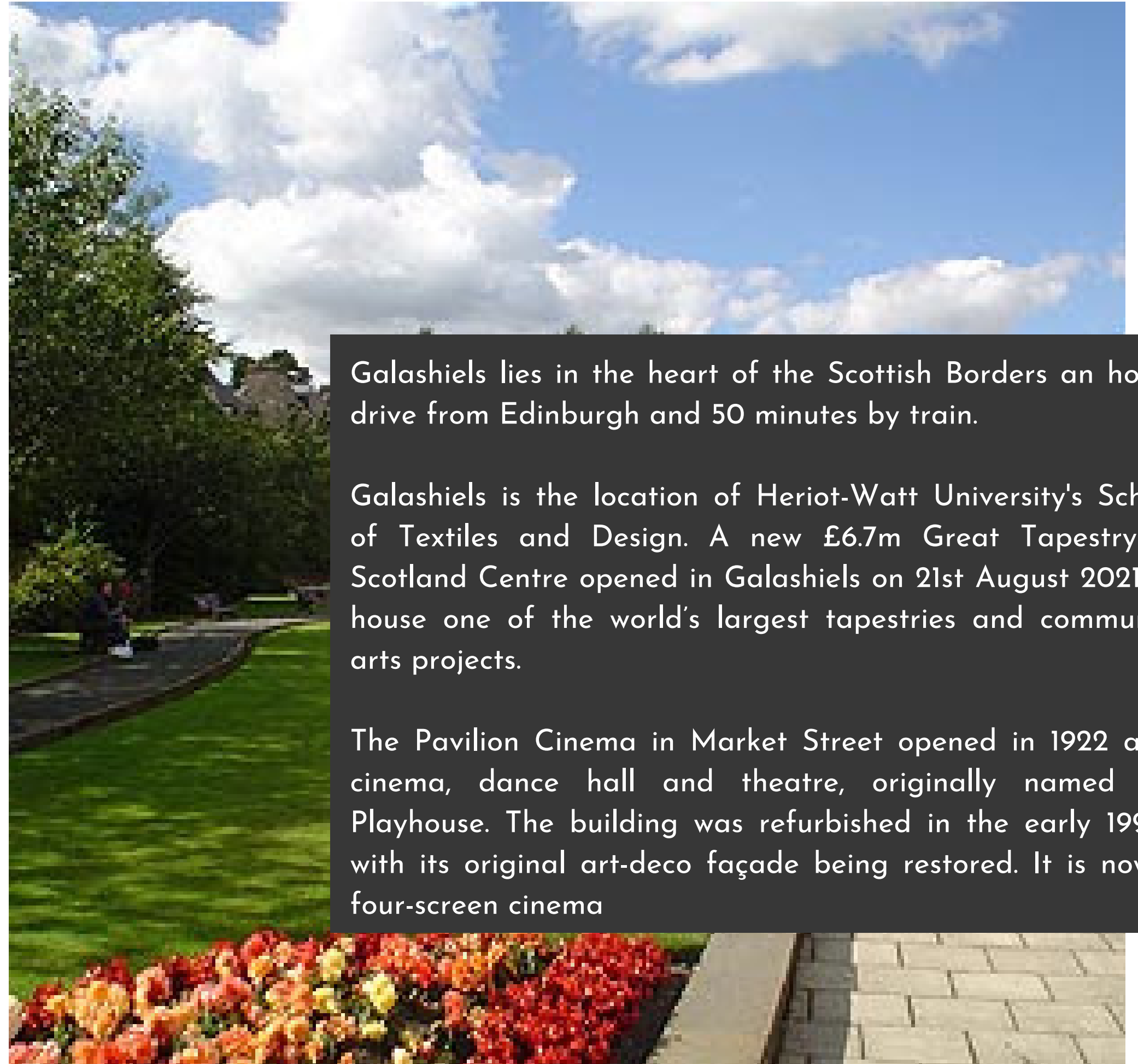
57 Channel Street, Galashiels	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
1A	TD1 1BN	Flat	2	F	£4,080	£5,940	5.8%	8.4%	£80,000	£70,800
1B	TD1 1BN	Flat	1	D	£4,500	£4,920	10.2%	11.1%	£50,000	£44,250
1C	TD1 1BN	Flat	1	D	£4,500	£4,920	10.2%	11.1%	£50,000	£44,250
1D	TD1 1BN	Flat	2	F	£4,920	£5,940	6.9%	8.4%	£80,000	£70,800
2A	TD1 1BN	Flat	2	F	£5,940	£5,940	8.4%	8.4%	£80,000	£70,800
2B	TD1 1BN	Flat	1	D	£4,500	£4,920	10.2%	11.1%	£50,000	£44,250

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Street	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
2C	TD1 1BN	Flat	1	D	£4,500	£4,920	10.2%	11.1%	£50,000	£44,250
2D	TD1 1BN	Flat	2	F	£5,100	£5,904	7.2%	8.3%	£80,000	£70,800
3A	TD1 1BN	Flat	2	G	£5,940	£5,940	8.4%	8.4%	£80,000	£70,800
3B	TD1 1BN	Flat	1	D	£4,920	£4,920	11.1%	11.1%	£50,000	£44,250
3C	TD1 1BN	Flat	1	F	£4,080	£4,920	9.2%	11.1%	£50,000	£44,250
3D	TD1 1BN	Flat	2	G	£4,740	£5,940	6.7%	8.4%	£80,000	£70,800
					£57,720	£65,124	8.4%	9.4%	£780,000	£690,000

# ABOUT GALASHIELS



Galashiels lies in the heart of the Scottish Borders an hour's drive from Edinburgh and 50 minutes by train.

Galashiels is the location of Heriot-Watt University's School of Textiles and Design. A new £6.7m Great Tapestry of Scotland Centre opened in Galashiels on 21st August 2021, to house one of the world's largest tapestries and community arts projects.

The Pavilion Cinema in Market Street opened in 1922 as a cinema, dance hall and theatre, originally named the Playhouse. The building was refurbished in the early 1990s, with its original art-deco façade being restored. It is now a four-screen cinema



**MONI TAGORE**

SALES AGENT



### ABOUT MONI

Moni has been in the property industry since 2010, as a landlord himself, in service to the private rented sector and as an estate agent.

### GET IN TOUCH

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**SAL**

SCOTTISH  
ASSOCIATION  
OF LANDLORDS

RECOGNISED  
SUPPLIER 2025

