



Rental Portfolio

Glasgow

Offers Offer £380,000

ccl
PROPERTY



Wallace Street

Glasgow, G5 8AU

CCL Property are delighted to offer a fantastic investment opportunity to acquire a property portfolio based in Glasgow. The properties are all held within a limited company and all fully compliant with current letting standards and regulations. All properties are currently let out with long term tenants and ideally an investor can purchase with these established tenants in place. Each flat has been well maintained. Rental income is in the region of £30k p.a. The sale also includes a plot of land which is suitable for development and is pending the decision on a planning application for the Erection of semi-detached dwellinghouse.





The Business

The sale of the property portfolio is an excellent investment opportunity. The three flats generate an annual income of £28,836 excluding the plot of land this equates to giving a yield of 10.3%. The apartments have tenants with Private Residential Tenancy (PRT) agreements in place.

Wallace Street: £1,247

Blackfriars Road: £692 (looking to increase to over £800 PCM)

Glasgow Road: £464

No LBTT payable as the properties are being sold via a limited company.

The Property

Flat 4/1 240 Wallace Street. This is a modern 2 bed apartment located on the 4th floor of a purpose built apartment block. Secure entry.

Flat 4/7 1 Blackfriars Road. This is a modern studio apartment located on the 4th floor of a purpose built apartment block. Secure entry.

279 Glasgow Road Hamilton. Traditional 1 bedroom first floor flat situated above a commercial premises on a town main street.

Plot of land – suitable for development. Planning

application 22/03211/PPP refers.

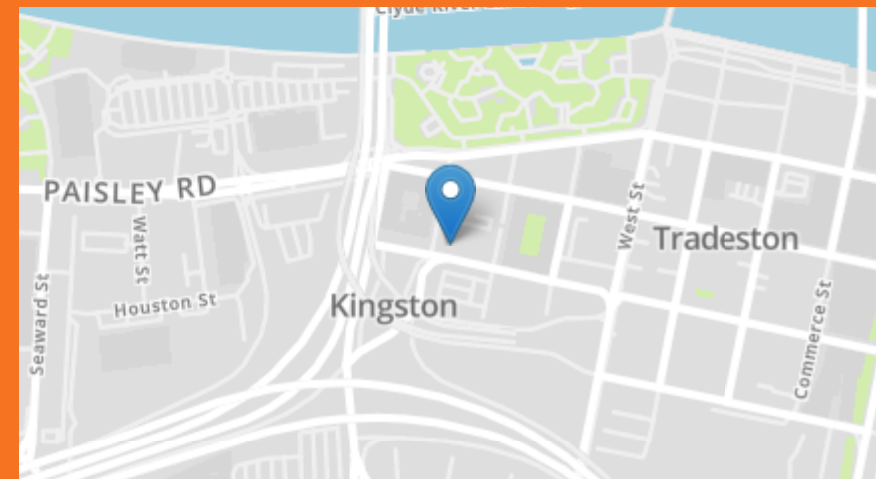
Situation

Flat 4/1 240 Wallace Street is located close to Glasgow's bustling city centre, the International Financial Services and Barclay's Wharf development. The property is in a modern development in the Tradeston district to the south of the City Centre. There are ample amenities close by and the property is also very close to the M8.

Flat 4/7 1 Blackfriars Road is located in the Merchant City area of Glasgow. A vibrant sector with a multitude of bars, restaurants cafes and shops. It is very popular with students being close to a number of universities and colleges.

279 Glasgow Road Hamilton is an apartment located above a commercial premises close to the center of Hamilton. A popular commuter town 10 miles from Glasgow City Centre. It is surrounded by a wide variety of shops and restaurants.

The plot of land is located on Shetland Drive in a popular residential area on the south side of Glasgow; it is within close proximity to a good range of both local and high street shops, popular schooling and for the commuter, nearby rail and bus services to Glasgow City Centre.



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