

# LANARKSHIRE

Fully let portfolio comprising 6 houses for sale in attractive locations under 30 minutes drive from Glasgow.



# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## LANARKSHIRE

- 6 properties in Lanarkshire
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £39,180 pa
- This is a current gross yield of 6.5%
- The portfolio has a desktop valuation of £670,000
- Offers are invited in the region of £603,000
- 10.5% discount
- Future rental income is £43,800 pa, representing a future gross yield of 7.3%



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Town	Type	Beds	EPC Band	Market Rental PA	Current Rental PA	Desktop Valuation	Gross Yield Current PA	Gross Yield Market PA	Offer Price
15 Market Road	Uddingston	Mid terrace	2	D	£7,500	£7,140	£110,000	7.21%	7.58%	£99,000
17 Saffron Crescent	Wishaw	Mid terrace	2	C	£7,500	£6,300	£125,000	5.60%	6.67%	£112,500
10 Pine Lawn	Wishaw	Semi-detached	2	C	£7,200	£7,200	£100,000	8%	8%	£90,000
20 McShannon Grove	Bellshill	Mid terrace	2	C	£6,900	£5,400	£100,000	6.00%	7.33%	£90,000
33 Ferguson Way	Airdrie	Mid terrace	2	tbc	£6,900	£6,000	£100,000	6.67%	7.67%	£90,000
19 Elder Way	Motherwell	Mid terrace	2 + box	C	£8,100	£7,140	£135,000	5.88%	6.67%	£121,500
					£43,800	£39,180	£670,000	6.5%	7.3%	£603,000

# ABOUT LANARKSHIRE



Lanarkshire is one of Scotland's most beautiful and diverse districts. The region is bursting with history and includes some of Scotland's best country parks, close-knit communities and quaint towns and suburbs, all just a short distance from Glasgow city centre.



**CHRIS WOOD**

SALES AGENT



## ABOUT CHRIS

Chris has been involved in buying, and selling residential property and portfolios for almost 25 years. His attention to detail and customer service is second to none.

## GET IN TOUCH

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**SAL**

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