

GLASGOW PORTFOLIO

A well managed, high quality residential portfolio comprising of 8 flats in Glasgow



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

GLASGOW PORTFOLIO

- High quality residential portfolio of 8 flats in Glasgow in the G1, G3, G4 and G42 postcodes
- Tenanted & compliant
- Properties produce a gross income of £85,800 pa
- This is a current gross yield of 9%
- Potential market yield is 10.1%
- The portfolio consists of standard construction types
- All properties have an EPC of either C or D.
- The portfolio has an estimated valuation of £1,015,000
- Offers invited around £955,700
- The portfolio is well managed by two different letting agents



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 |
|--|----------|------|-------------|----------|-------------------|------------------|------------------------|-----------------------|-------------------|-------------|
| 1/1 212 Battlefield Road Battlefield Glasgow | G42 9HN | Flat | 2 | C | £12,600 | £13,200 | 7.0% | 7.4% | £195,000 | £179,400 |
| Flat B 21 New City Road Cowcaddens Glasgow | G4 9DE | Flat | 2 | D | £9,000 | £9,900 | 9.5% | 10.4% | £100,000 | £95,000 |
| 1/2 109 John Knox Street City Centre Glasgow | G4 0UY | Flat | 2 | C | £9,600 | £11,400 | 9.2% | 10.9% | £110,000 | £104,500 |
| Flat F, 3 Hanover Court North Frederick Path Glasgow | G1 2BG | Flat | 2 | C | £9,000 | £13,200 | 7.2% | 10.5% | £135,000 | £125,550 |
| Flat E 91 New City Road Cowcaddens Glasgow | G4 9DF | Flat | 1 | D | £11,400 | £12,600 | 12.0% | 13.3% | £100,000 | £95,000 |
| Flat A, 3 Hanover Court North Frederick Path Glasgow | G1 2BG | Flat | 2 | D | £12,000 | £13,200 | 10.5% | 11.6% | £120,000 | £114,000 |

ABOUT GLASGOW



Glasgow is the most populous city in Scotland, located in west central Scotland. The city is the third-most-populous city in the United Kingdom and the 27th-most-populous city in Europe. The city comprises 23 wards which represent the areas of the city within City of Glasgow Council. Glasgow is a leading city in Scotland for finance, shopping, industry, culture and fashion industry.



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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SAL

SCOTTISH
ASSOCIATION
OF LANDLORDS

RECOGNISED
SUPPLIER 2025

