



ARBROATH & MONTROSE PORTFOLIO

Fully let residential portfolio of 8, comprising of 3 flats in the seaside town of Arbroath, 5 flats in Montrose



 **Portolio**
THE LANDLORD'S ESTATE AGENT

INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

ARBROATH & MONTROSE PORTFOLIO

- 3 flats in the seaside town of Arbroath, 5 flats in Montrose
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £45,420 pa
- This is a current gross yield of 10.1%
- Potential market yield is 10.8%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £500,000
- Offers invited at £450,000
- All properties, except one, have an EPC rating of C or D



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

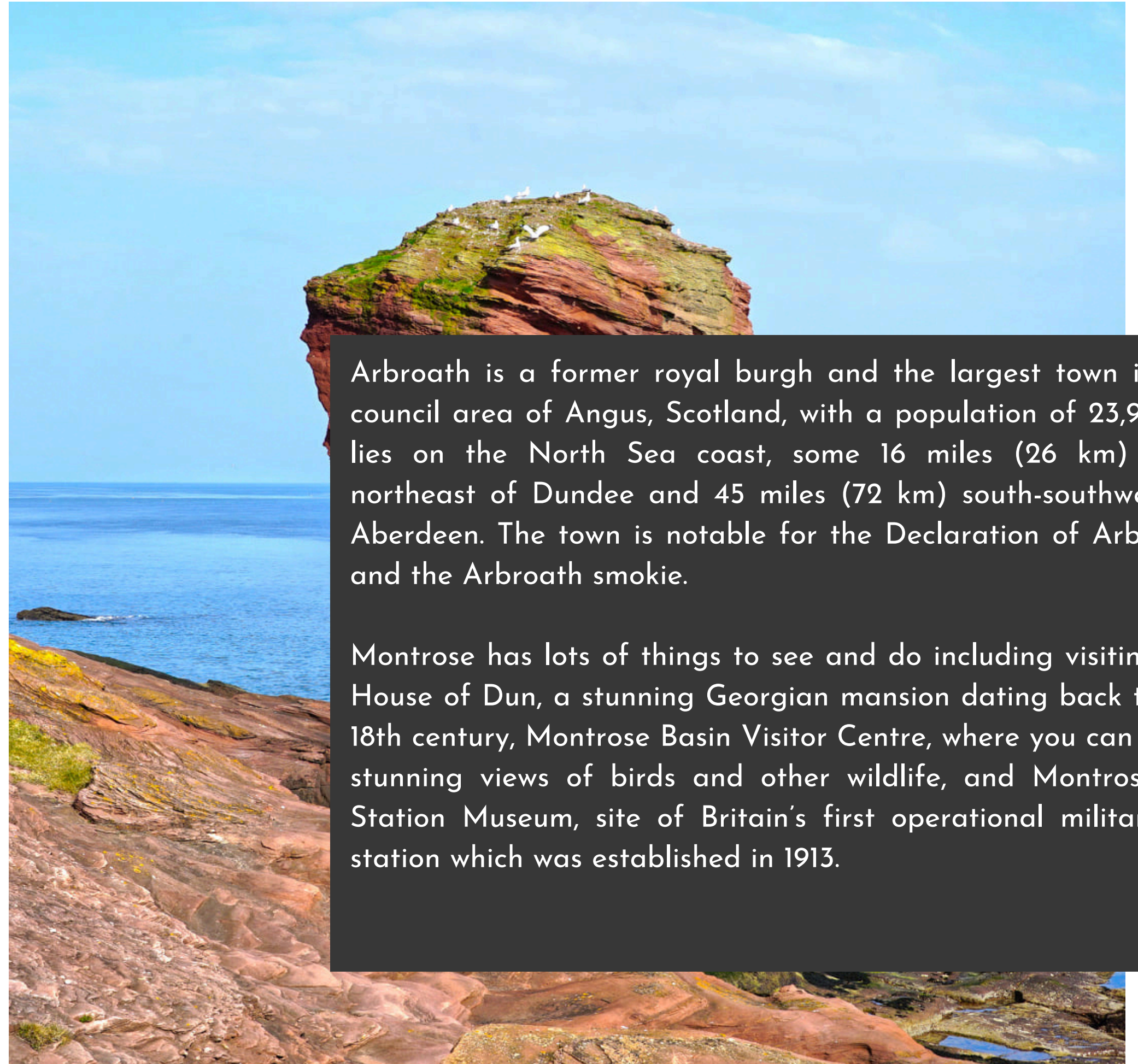
Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
6 Church Street, Arbroath	DD11 1JL	Flat	2	C	£5,820	£6,000	9.2%	9.5%	£70,000	£63,000
21a Queen Street, Arbroath	DD11 2BJ	Flat	1	D	£5,040	£6,000	9.3%	11.1%	£60,000	£54,000
42 Ferry Street, Montrose	DD10 8BZ	Flat	1	E	£4,500	£5,100	9.1%	10.3%	£55,000	£49,500
11 Mill Lane, Montrose	DD10 8BX	Flat	1	C	£4,920	£5,400	9.1%	10.0%	£60,000	£54,000
Flat 3, 2 Commerce Street, Montrose	DD10 8BN	Flat	2	D	£7,200	£7,200	10.7%	10.7%	£75,000	£67,500
Flat 4, 2 Commerce Street, Montrose	DD10 8BN	Flat	2	D	£7,200	£7,200	11.4%	11.4%	£70,000	£63,000

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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
6 St John's Place, Montrose	DD10 8JU	Flat	2	D	£6,000	£6,300	11.1%	11.7%	£60,000	£54,000
33B Culloden Road, Arbroath	DD11 1LH	Flat	1	C	£4,740	£5,400	10.5%	12.0%	£50,000	£45,000
					£45,420	£48,600	10.1%	10.8%	£500,000	£450,000

ABOUT ARBROATH & MONTROSE



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.

Montrose has lots of things to see and do including visiting the House of Dun, a stunning Georgian mansion dating back to the 18th century, Montrose Basin Visitor Centre, where you can enjoy stunning views of birds and other wildlife, and Montrose Air Station Museum, site of Britain's first operational military air station which was established in 1913.



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

