



# LARGS PORTFOLIO

Fully let residential portfolio comprising of 7 flats in the  
seaside town of Largs



 **Portolio**  
THE LANDLORD'S ESTATE AGENT

# INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

## LARGS, AYRSHIRE

- 7 properties located in Largs, 1 hour away by train to Glasgow
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £40,500 pa
- This is a current gross yield of 10.5%
- The portfolio exists of standard construction types
- The portfolio has an estimated valuation of £397,000
- Offers invited starting at £385,090
- Properties are in excellent condition



# ACCOMMODATION & TENANCY SCHEDULE

Portfolio

Street	Postcode	Type	No. of beds	EPC Band	Market Rental PA	Current Rental PA	Desktop Valuation	Gross Yield Current PA	Gross Yield Market PA	Offer Price
126 GR Nelson Street, Largs	KA30 9JF	Flat	1	D	£5,400	£5,400	£48,500	11.5%	11.5%	£47,045
126 1R Nelson Street, Largs	KA30 9JF	Flat	1	C	£5,400	£5,400	£53,500	10.4%	10.4%	£51,895
37 TF Nelson Street, Largs	KA30 8LN	Flat	2	D	£7,800	£7,800	75,000	10.7%	10.7%	£72,750
14 1L Gateside Street, Largs	KA30 9LG	Flat	1	D	£5,400	£5,400	55,000	10.1%	10.1%	£53,350
14 1R Gateside Street, Largs	KA30 9LG	Flat	1	D	£6,000	£6,000	55,000	11.2%	11.2%	£53,350

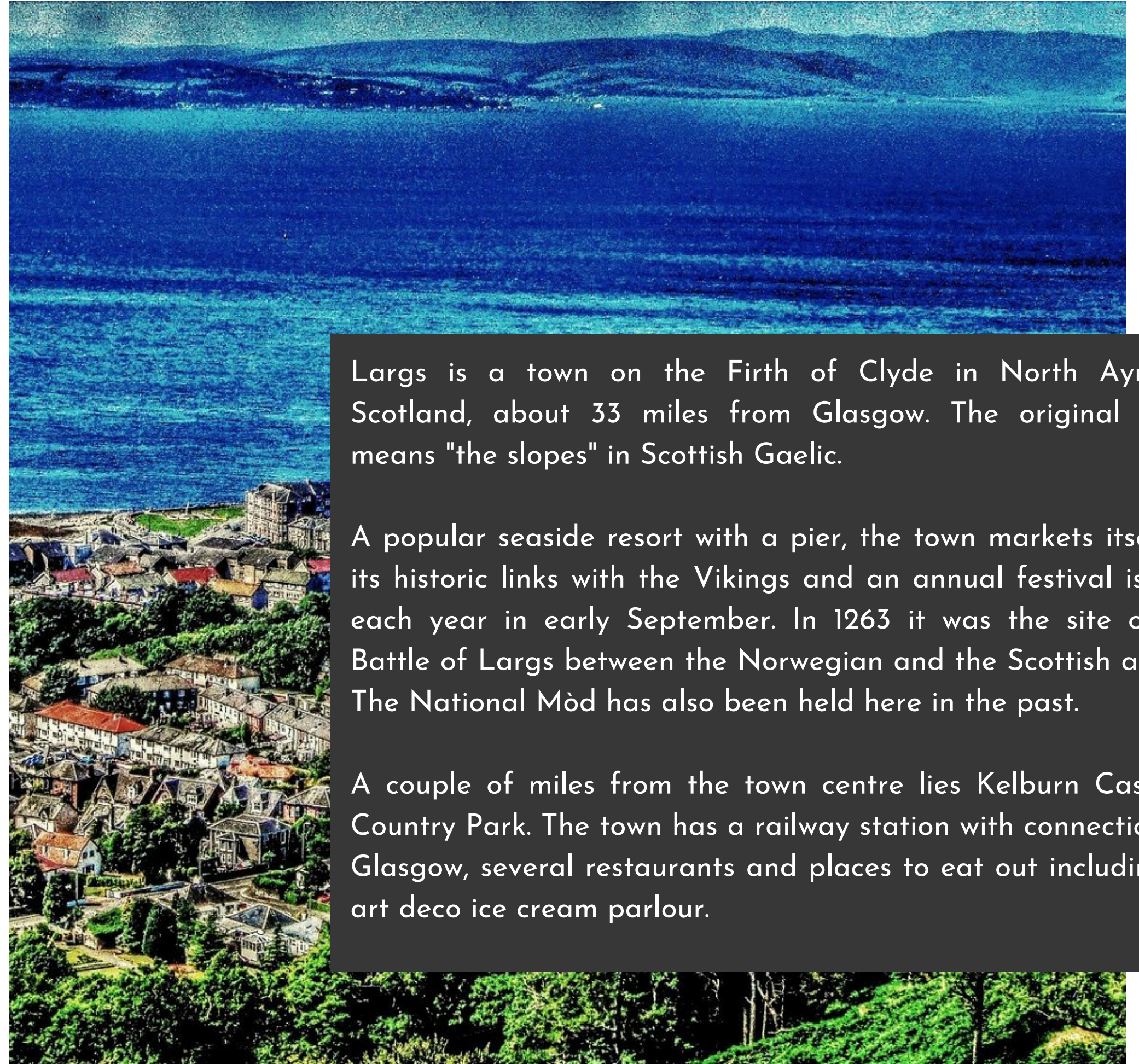
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14 2L Gateside Street, Largs	KA30 9LG	Flat	1	D	£5,400	£5,400	£55,000	10.1%	10.1%	£53,350
14 2R Gateside Street, Largs	KA30 9LG	Flat	1	C	£5,100	£5,100	£55,000	9.6%	9.6%	£53,350
					£40,500	£40,500	£397,000	10.5%	10.5%	£385,090



# ABOUT LARGS



Largs is a town on the Firth of Clyde in North Ayrshire, Scotland, about 33 miles from Glasgow. The original name means "the slopes" in Scottish Gaelic.

A popular seaside resort with a pier, the town markets itself on its historic links with the Vikings and an annual festival is held each year in early September. In 1263 it was the site of the Battle of Largs between the Norwegian and the Scottish armies. The National Mòd has also been held here in the past.

A couple of miles from the town centre lies Kelburn Castle & Country Park. The town has a railway station with connections to Glasgow, several restaurants and places to eat out including an art deco ice cream parlour.





**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 2022

