



ARBROATH & GREENOCK PORTFOLIO

Fully let residential portfolio comprising of 7 flats in the
seaside town of Arbroath, 1 flat in Greenock



 **Portolio**
THE LANDLORD'S ESTATE AGENT

INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

ARBROATH & GREENOCK PORTFOLIO

- 7 flats in the seaside town of Arbroath, 1 flat in Greenock
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £47,772 pa
- This is a current gross yield of 11.3%
- The portfolio consists of standard construction types
- The portfolio has an estimated valuation of £470,000
- Offers invited at £423,000
- Properties are in excellent condition



ACCOMMODATION & TENANCY SCHEDULE

Portfolio

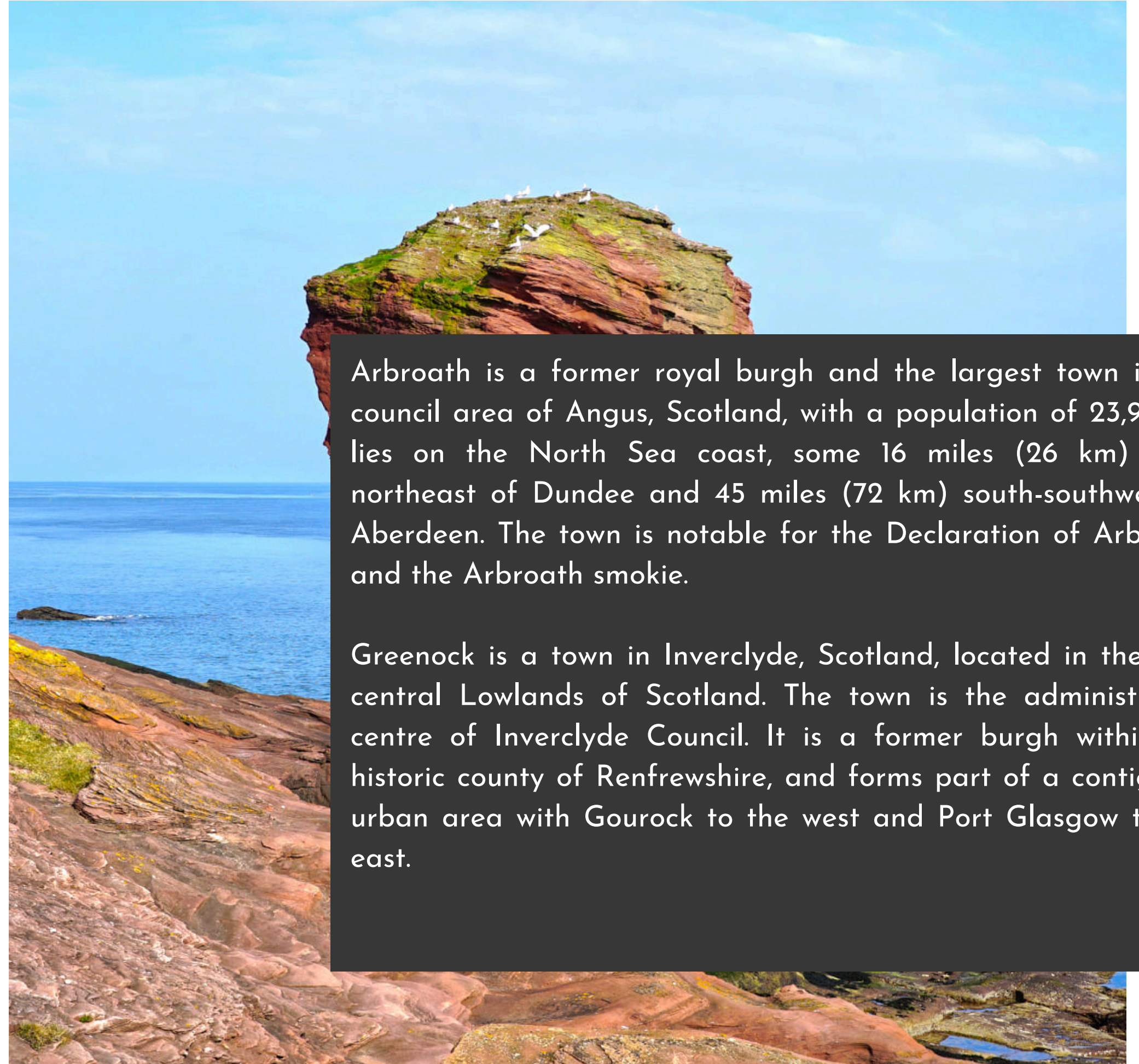
Street	Postcode	Type	No. of beds	EPC Band	Current Rental PA	Market Rental PA	Gross Yield Current PA	Gross Yield Market PA	Desktop Valuation	Offer Price
110 Rankin Street, Greenock	PA16 7JW	Flat	3	C	£6,000	£8,700	11.1%	16.1%	£60,000	£54,000
9 Leonard Street, Arbroath	DD11 1EZ	Flat	1	D	£5,328	£5,400	13.2%	13.3%	£45,000	£40,500
27B Howard Street, Arbroath	DD11 4DQ	Flat	1	F	£5,400	£5,400	12.0%	12.0%	£50,000	£45,000
7A James Street, Arbroath	DD11 1JP	Flat	1	D	£5,400	£6,000	10.0%	11.1%	£60,000	£54,000
7D James Street, Arbroath	DD11 1JP	Flat	1	G	£6,048	£6,048	11.2%	11.2%	£60,000	£54,000
41B John Street, Arbroath	DD11 1BT	Flat	1	E	£6,072	£5,400	12.3%	10.9%	£55,000	£49,500

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
88 Glenogil Drive, Arbroath	DD11 5EE	Flat	2	D	£7,476	£8,400	10.4%	11.7%	£80,000	£72,000
34 St. Vigeans Road, Arbroath	DD11 4DL	Flat	1	D	£6,048	£6,048	11.2%	11.2%	£60,000	£54,000
					£47,772	£51,396	11.3%	12.2%	£470,000	£423,000

ABOUT ARBROATH



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.

Greenock is a town in Inverclyde, Scotland, located in the west central Lowlands of Scotland. The town is the administrative centre of Inverclyde Council. It is a former burgh within the historic county of Renfrewshire, and forms part of a contiguous urban area with Gourock to the west and Port Glasgow to the east.



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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SCOTTISH
ASSOCIATION
OF LANDLORDS

RECOGNISED
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