

LEITH WALK PORTFOLIO

Fully let residential portfolio comprising of 8 flats all in the
same building



INVESTMENT CONSIDERATIONS

ACCELERATE YOUR GOALS

Portfolio

LEITH WALK, EDINBURGH

- 8 properties in Leith Walk, within the same building
- Tenanted & fully compliant
- Properties are fully let, producing an instant income of £60,900 pa
- This is a current gross yield of 5.9%
- The portfolio exists of standard construction types
- The portfolio has an estimated valuation of £1,130,000
- Offers invited at a fixed price £1,035,000
- Future rental income is £79,200 pa, representing a future gross yield of 7.7%



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
2F3, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	D	£9,600	£7,416	130,000	5.7%	7.4%	130,000
2F4, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	D	£9,600	£7,140	130,000	5.5%	7.4%	130,000
2F5, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	D	£9,600	£7,140	130,000	5.5%	7.4%	130,000
2F7, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	E	£9,600	£7,416	140,000	5.3%	6.9%	140,000
3F1, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	2	E	£12,000	£10,740	200,000	5.4%	6.0%	200,000

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3F3, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	E	£9,600	£7,800	130,000	6.0%	7.4%	130,000
3F4, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	E	£9,600	£6,108	140,000	4.4%	6.9%	140,000
3F7, 242 Leith Walk, Edinburgh	EH6 5EL	Flat	1	E	£9,600	£7,140	130,000	5.5%	7.4%	130,000
					£79,200	£60,900	£1,130,000	5.9%	7.7%	£1,035,000

ABOUT LEITH WALK



Welcome to Leith Walk, the iconic street that stretches from the heart of Edinburgh to the historic port district of Leith. Known for its rich history, diverse architecture, and vibrant culture, Leith Walk is more than just a road - it's a living, breathing part of the city's heritage.

One of the longest streets in Edinburgh (1.2 miles from one end to the other), Leith Walk connects the Shore area of Leith with the city centre of Edinburgh and Princes Street. The portfolio is walking distance to the St James Quarter; Scotland's most popular Shopping Centre.



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

