



HIGH QUALITY RESIDENTIAL  
PORTFOLIO OF 32 X TWO-  
BEDROOM FLATS

- > CURRENT YEARLY INCOME  
£286,824 PA (£23,902 PCM).  
STRONG TENANT DEMAND
- > PART MODERN  
DEVELOPMENT AND PART  
CONVERSION FROM 2016
- > SIGNIFICANT LBGT SAVINGS  
VIA MULTIPLE DWELLINGS  
RELIEF
- > OFFERS IN EXCESS OF  
£4,050,000
- > ALSO AVAILABLE IN SMALLER  
LOT SIZES.

FOR SALE

**170-194 PARK STREET, AB24 5JL AND 1-7 DUFF STREET, ABERDEEN, AB24 5LF**

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## **LOCATION**

Put in a bit about Aberdeen city.

The subjects are located on the fringe of Aberdeen city centre as shown on the location plan. This is a popular location for both students and professionals.

## **DESCRIPTION**

The subjects comprise 32 flats within a larger development of 45 flats. The development was undertaken by Tulloch Homes during 2016 and comprises a mix of new build and part conversion of a former envelope factory.

The development has been completed in 5 separate blocks which are a mix of 2storey and attic, 3 storey and 4 storey in height.

Each block is served with a communal entrance system and the internal specification is as expected for a modern development of this type.

Externally there is a security-controlled car park serving all of the flats.

## **INCOME**

The units are currently leased out on Private Residential Tenancies at the rents below:

## **EPC AND COUNCIL TAX BAND**

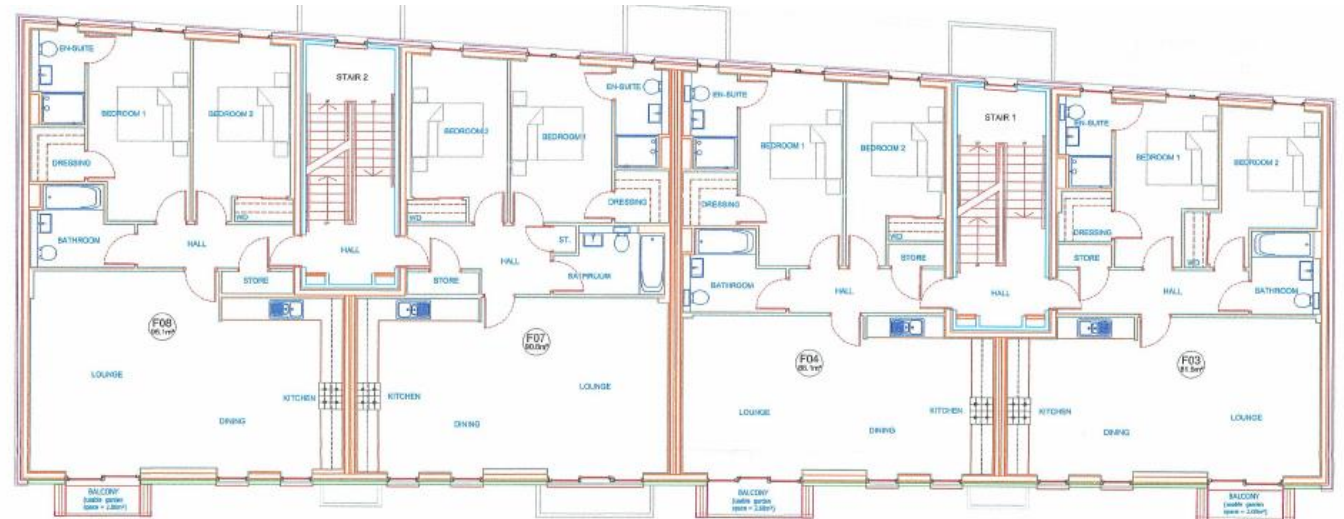
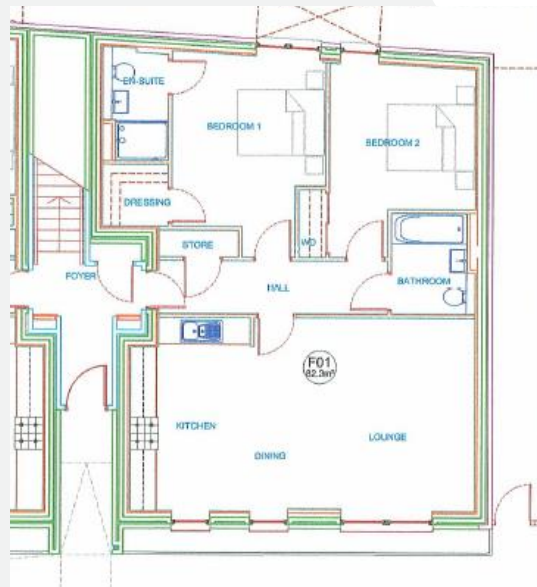
All of the flats are EPC 'B' rated. (Remove capitals).

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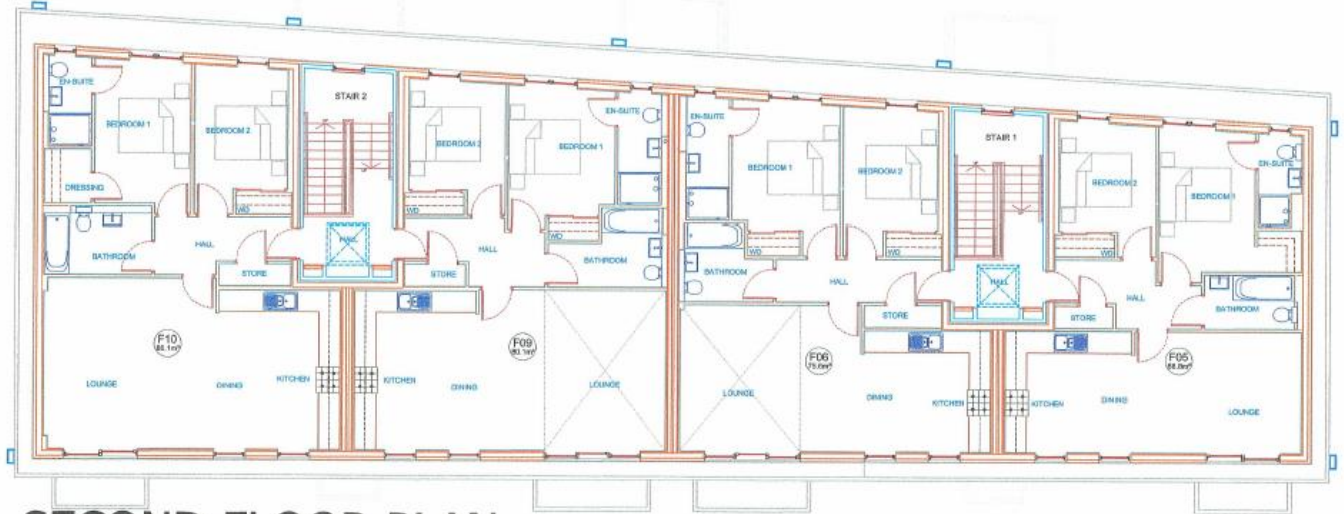
| Block   | Address                   | Floor  | Area Sq M | Area Sq Ft | Rent PCM | Annual Rent |
|---------|---------------------------|--------|-----------|------------|----------|-------------|
| Block A | 170 Park Street, AB24 5JL | Ground | 66.3      | 714        | £775     | £9,300      |
| Block A | 174 Park Street, AB24 5JL | First  | 66.3      | 714        | £775     | £9,300      |
| Block A | 178 Park Street, AB24 5JL | Second | 66.3      | 714        | £772     | £9,264      |
| Block A | 184 Park Street, AB24 5JL | Third  | 65.9      | 709        | £715     | £8,580      |
| Block B | 194 Park Street, AB24 5JL | Second | 69.2      | 745        | £775     | £9,300      |
| Block B | 196 Park Street, AB24 5JL | Second | 69.4      | 747        | £772     | £9,264      |
| Block C | 1C Duff Street, AB24 5LF  | First  | 78.4      | 844        | £715     | £8,580      |
| Block C | 1D Duff Street, AB24 5LF  | First  | 77.1      | 830        | £715     | £8,580      |
| Block C | 1F Duff Street, AB24 5LF  | Second | 64.3      | 692        | £750     | £9,000      |
| Block C | 3A Duff Street, AB24 5LF  | Ground | 73.8      | 794        | £772     | £9,264      |
| Block C | 3C Duff Street, AB24 5LF  | First  | 73.8      | 794        | £775     | £9,300      |
| Block C | 3E Duff Street, AB24 5LF  | Second | 61.9      | 666        | £721     | £8,652      |
| Block C | 3F Duff Street, AB24 5LF  | Second | 61.6      | 663        | £695     | £8,340      |
| Block D | 5A Duff Street, AB24 5LF  | Ground | 69.1      | 744        | £725     | £8,700      |
| Block D | 5B Duff Street, AB24 5LF  | Ground | 65.6      | 706        | £716     | £8,592      |
| Block D | 5C Duff Street, AB24 5LF  | First  | 69.1      | 744        | £716     | £8,592      |
| Block D | 5D Duff Street, AB24 5LF  | First  | 61.2      | 659        | £750     | £9,000      |
| Block D | 5E Duff Street, AB24 5LF  | First  | 65.6      | 706        | £773     | £9,276      |
| Block D | 5F Duff Street, AB24 5LF  | Second | 69.1      | 744        | £773     | £9,276      |
| Block D | 5G Duff Street, AB24 5LF  | Second | 61.2      | 659        | £775     | £9,300      |
| Block D | 5H Duff Street, AB24 5LF  | Second | 65.6      | 706        | £715     | £8,580      |
| Block D | 5J Duff Street, AB24 5LF  | Third  | 69.1      | 744        | £775     | £9,300      |
| Block D | 5K Duff Street, AB24 5LF  | Third  | 61.2      | 659        | £715     | £8,580      |
| Block D | 5M Duff Street, AB24 5LF  | Third  | 65.6      | 706        | £750     | £9,000      |
| Block E | 7A Duff Street, AB24 5LF  | Ground | 63.2      | 680        | £715     | £8,580      |
| Block E | 7B Duff Street, AB24 5LF  | Ground | 62.9      | 677        | £715     | £8,580      |
| Block E | 7C Duff Street, AB24 5LF  | First  | 63.2      | 680        | £775     | £9,300      |
| Block E | 7D Duff Street, AB24 5LF  | First  | 62.9      | 677        | £775     | £9,300      |
| Block E | 7E Duff Street, AB24 5LF  | Second | 63.2      | 680        | £775     | £9,300      |
| Block E | 7F Duff Street, AB24 5LF  | Second | 62.9      | 677        | £715     | £8,580      |
| Block E | 7G Duff Street, AB24 5LF  | Third  | 63.2      | 680        | £750     | £9,000      |
| Block E | 7H Duff Street, AB24 5LF  | Third  | 62.9      | 677        | £772     | £9,264      |







FIRST FLOOR PLAN



SECOND FLOOR PLAN

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## PRICE

Offers in excess of £4,050,000 are invited for our client's interest in the subjects. This represents a significant discount on our client's combined estimated value of the 32 units.

Alternatively, the portfolio may be available for sale in single lots as follows:

Lot 1 – 6 units in Block A and B - £750,000

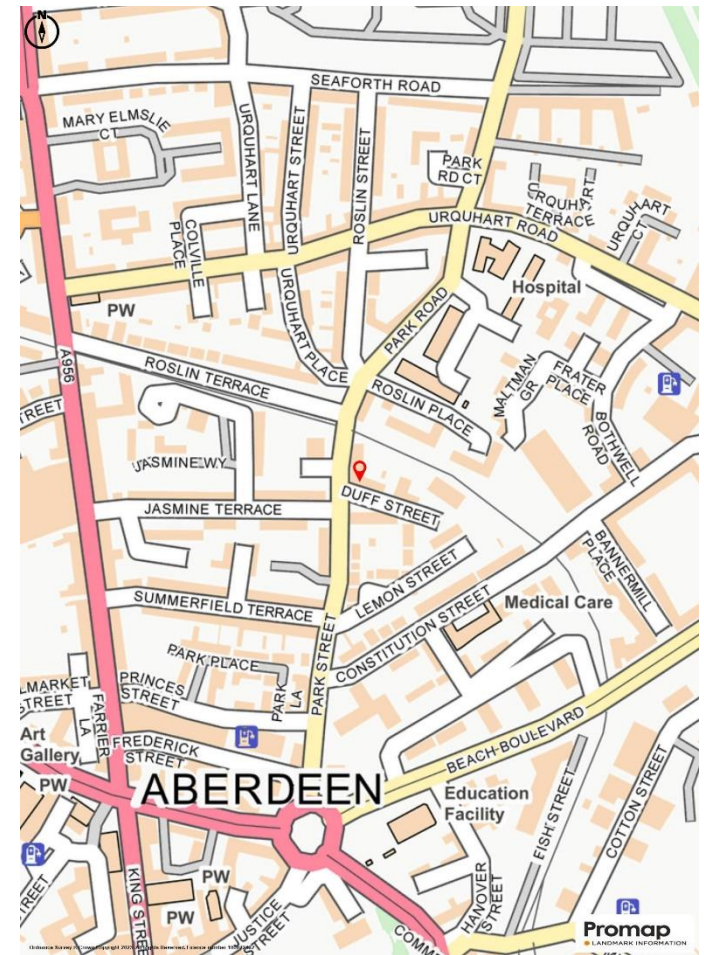
Lot 2 – 7 units in Block C - £900,000

Lot 3 – 11 units in Block D - £1,400,000

Lot 4 – 8 units in Block E - £1,000,000

## VAT

All prices quoted are exclusive of VAT at the prevailing rate if applicable.



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For further information or viewing arrangements please contact the sole agents: [www.shepherd.co.uk](http://www.shepherd.co.uk)

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