



FOR SALE

**6 RESIDENTIAL
PORTFOLIOS**

**EACH CONTAINS 6
PROPERTIES**

- > LOCATED WITHIN FALKIRK,
CENTRAL SCOTLAND
- > 100% OCCUPIED
- > PROFESSIONALLY MANAGED

6 RESIDENTIAL PORTFOLIOS FOR SALE

RESIDENTIAL PORTFOLIOS

CONTACT: Stewart Gorman, stewart.gorman@shepherd.co.uk 01786 450 438 www.shepherd.co.uk

LOCATION

The properties are all located within central Falkirk and the surrounding areas.

DESCRIPTION

The portfolios provide an excellent opportunity for any investor/s looking to purchase secure cash-flowing assets.

The properties rents have not been increased for several years and there is an excellent opportunity to achieve rental growth.

Many of the properties have benefited from various ECO measures in recent years, including, cavity wall insulation, new windows, new efficient gas boilers, loft insulation and internal wall insulation panels.

The properties have an excellent existing management team. The management team handles;

- New lettings
- General repair and maintenance
- Statutory and legal compliance
- Rent collection
- Day to day running of the portfolio
- The properties are sought after, and there is currently a tenant waiting list

The current management team are available to continue managing on behalf of a new investor/s. This may well make the investment opportunity perfect for hands-off investor/s.

TENANCY

There are a mix of tenancy agreements including Private Residential Tenancy's and Short Assured Tenancy Agreements.

Full tenancy detail, copies of leases and statutory safety certification can be provided to seriously interested parties after discussions with the selling agent.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of these transactions; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon

EPC

Copies of EPC can be provided.

PRICE

Price on application.

DATA ROOM

Interested parties will have access to a full data room upon registering their interest.

FALKIRK RESIDENTIAL PORTFOLIO

Each tranche of properties comprises of the following;

Tranche 1

- 6 One-bed flats
- Price £405,000
- Current passing yield 6.80%
- Opportunity yield 7.50%

Tranche 2

- 6 Two-bed flats
- Price £540,000
- Current passing yield 6.00%
- Opportunity yield 6.80%

Tranche 3

- 6 Two-bed flats
- Price £570,000
- Current passing yield 5.80%
- Opportunity yield 6.30%

Tranche 4

- 7 Two-bed flats
- Price £665,000
- Current passing yield 5.60%
- Opportunity yield 6.30%

Tranche 5

- 5-bed flats and 1 one-bed flat
- Price £550,000
- Current passing yield 6.00%
- Opportunity yield 6.80%

Tranche 6

- 3 two-bed flats, 2 one-bed flats and a 5-bed semi-detached house
- Price £765,000
- Current passing yield 4.70%
- Opportunity yield 6.00%

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN 01786 450 438

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