

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Portfolio Of 5 Rental Properties, Hawick, TD9



A fantastic opportunity for buy to let investors has been brought to the market in Hawick - a portfolio of 5 investment properties, all within walking distance to the town centre and travel links. These five turnkey properties offer fully compliant investments to those looking to expand their portfolios with four of the five apartments offering immediate return on investment. Viewings come recommended to fully appreciate.



Portfolio Of 5 Rental Properties, Hawick, TD9

EPC Information:

- 4c Orrock Place, Hawick – D
- 3a Liddesdale Road, Hawick – C
- 8-2 Mansfield Crescent, Hawick – D
- 4a Park Street, Hawick – D
- 8-5 Gladstone Street, Hawick – E



Location:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Rental information:

4c Orrock Place, Hawick – £395.00 (tenant currently in situ, however will be vacating on 31st October 2024)

3a Liddesdale Road, Hawick – £364.00 (long-term tenant in situ)

8-2 Mansfield Crescent, Hawick – expected rental £475.00 (currently vacant)

4a Park Street, Hawick – £425.00 (tenant currently in situ)

8-5 Gladstone Street, Hawick – £405.00 (long term tenant in situ)

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. All properties were let in an unfurnished condition - inventories and deposits were obtained for all lets.

Services:

Each of the properties within the portfolio benefit from mains gas, electricity, water and drainage.

Rental Yield:

On the basis of each property being tenanted at the values herein, the buyer would benefit from a highly successful gross rental yield of 9.35%.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Residential Letting Compliance:

All properties within this portfolio benefit from being fully compliant with Scottish legislation.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Hawick, TD9 9BU
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Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

| | |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311 |
| Jedburgh, | Tel 01835 863 202 |
| Hawick, | Tel 01450 3723 36 |
| Kelso, | Tel 01573 400 399 |
| Melrose, | Tel 01896 822 796 |
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| Langholm, | Tel 013873 80482 |
| Annan, | Tel 01461 202 866/867 |

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.