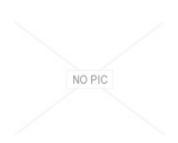




Ref: SD 2176

Investment Property Portfolio - £700,000

Llangefni



Very interesting mixed portfolio of 8 Commercial Units and 7 residential flats, this investment portfolio would be ideal for a long-term investor looking for a good return.

FREEHOLD £700,000 FOR SALE

CALL US 01492 534881

St. Davids Commercial Commercial House 17 Coed Pella Road Colwyn Bay Conwy LL29 7BA VAT Reg No. 490 1639 43

Of Devide Descript Management I (d

St Davids Property Management Ltd. Address as Above Co. Reg. No. 02625193 Tel: (01492) 534881 Email: anyone@stdavidsproperty.com Web: www.stdavidsproperty.com



8 Church Street, Llangefni.

5 residential self-contained apartments, all one-bedroom units.

 $4 \times £395.000$ per calendar month = $4 \times £4740.00$ per annum $1 \times £325.000$ per calendar month = $1 \times £3900.00$ per annum

Total = £ 22,860.00 per annum

10 Church Street, Llangefni

2 residential self-contained units.

1 x £300.00 per calendar month = £3600.00 1 x £325.00 per calendar month = £3900.00

Total = £7,500.00 per annum

Total rental income on the residential portfolio = £30,360.00 With potential to increase the rents.

COMMERCIAL UNITS

Ground Floor, 6 Church Street, Llangefni ERV £5,000.00 per annum

Ground Floor, 6a Church Street, Llangefni RENT £2,000.00 per annum

Office, 1st Floor, 6a Church Street, Llangefni RENT £2,000.00 per annum

Ground Floor, 8 Church Street, Llangefni £7,000.0

FREEHOLD £700,000 FOR SALE