

**FOR SALE**



## **MULTI-LET RESIDENTIAL INVESTMENT**

**5-7 Church Road  
Urmston  
Manchester  
M41 9EH**

- Conversion of 11 apartments (6 x studios, 4 x 1-bed, 1 x 2 beds)
- Total rent £84,051.72pa
- Gross yield 8.5%
- Close to the centre of Urmston



## LOCATION

The property is located on the south side of Church Road (B5213) close to its junction with Queens Road in Urmston, Manchester. All town centre shops, bars and restaurants are within close proximity. Urmston Railway Station is also within close proximity. Manchester City Centre is approx. 6 miles north east.

## DESCRIPTION

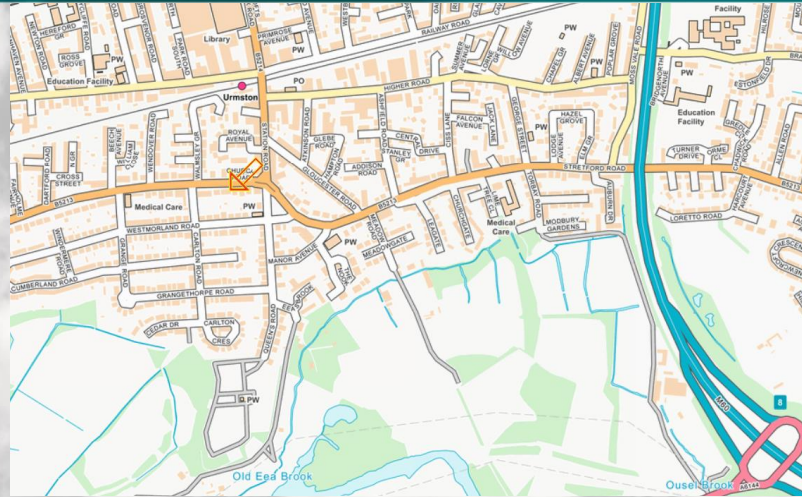
The property comprises a pair of Victorian semi detached former dwellings which have been converted to provide 11 apartments (6 x studios, 4 x 1-bed and 1 x 2-beds).

Externally there is a car park to the rear.

## TENANCIES

The apartments are let on assured shorthold tenancies as follows:

FLAT	SIZE (According to EPC)	BEDS	RENT (pcm)	RENT (pa)
<b>5 Church Road</b>				
1	27m <sup>2</sup>	0	£500.00	
2	31m <sup>2</sup>	1	£784.79	
3	31m <sup>2</sup>	1	£418.61	
4	41m <sup>2</sup>	0	£653.12	
5	21m <sup>2</sup>	0	£654.00	
6	35m <sup>2</sup>	1	£599.00	
<b>7 Church Road</b>				
1	31m <sup>2</sup>	0	£599.00	
2	31m <sup>2</sup>	0	£695.00	
3	41m <sup>2</sup>	0	£450.79	
4	41m <sup>2</sup>	1	£750.00	
5	62m <sup>2</sup>	2	£900.00	
<b>TOTAL RENT</b>			<b>£7,004.31</b>	<b>£84,051.72</b>



## TENURE

The properties are held long leasehold for a term of 996 years at a nominal ground rent.

## PURCHASE PRICE

Offers in excess of **£990,000** which equates to a gross yield of 8.5%.

## EPCs

Copies of the EPCs are available on request.

## VAT

We are informed that VAT is not applicable.

## VIEWING

By appointment with the sole agent:

## W T Gunson

**Neale Sayle**

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