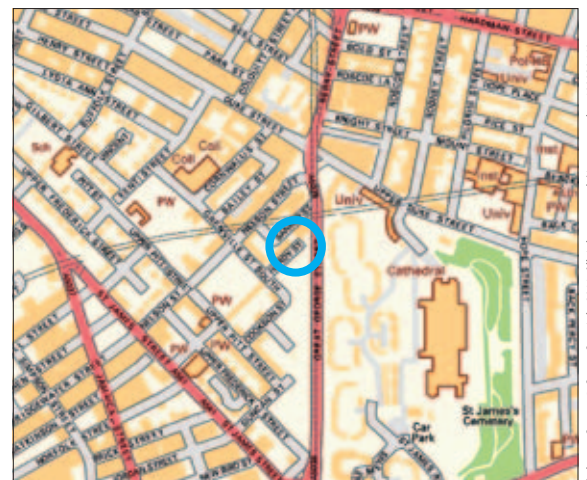




A freehold mixed use investment currently producing £106,920pa with potential ERV of £161,120pa once fully let. The development comprises a 5 storey building with 14 residential two bedroom apartments fitted to a good standard, benefitting from communal entrance with video entry system. There is a passenger lift to all floors. In addition there are three ground floor retail units; one is currently let at £17,760pa and trades as 'Seven Eleven'. There are two units vacant.

Situated The property is a centrally positioned development situated at the corner of Great George Street on Sankey Street adjacent to China Town and The Blackie Cultural Centre. The immediate area comprises a mix of residential developments, retail and leisure occupiers. The district is popular with both students and young professionals and is within walking distance of the City's universities and main retail core.



Not to scale. For identification purposes only



RESIDENTIAL	FLOOR	ACCOMMODATION	AREA. APPROX	RENT PCM	TENANCY TYPE
1	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£570.00	AST
2	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£575.00	AST
3	First	Lounge/kitchen/dining, 2 bedrooms, bathroom, balcony	72m ² (775 sq ft)	£570.00	AST
4	First	Lounge/kitchen/dining, 2 bedrooms, bathroom, balcony	72m ² (775 sq ft)	£545.00	AST
5	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£550.00	AST
6	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£595.00	AST
7	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£545.00	AST
8	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£565.00	AST
9	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£550.00	AST
10	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£595.00	AST
11	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£545.00	AST
12	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (755 sq ft)	£550.00	AST
14	Fourth	Lounge/kitchen/dining, 2 bedrooms, bathroom, roof terrace (show flat)	82m ² (915 sq ft)	Vacant – ERV £675pcm	
15	Fourth	Lounge/kitchen/dining, 2 bedrooms, bathroom, roof terrace	77m ² (825 sq ft)	£675.00	AST

Current Rent reserved

ERV once fully let

£7,430.00pcm (£89,160pa)

£8,105pcm (£97,260pa)

COMMERCIAL	PRESENT LESSEE	ACCOMMODATION	LEASE TERM	RENT PA	ERV PA	NEXT REVIEW REVERSION
Unit 1	Abdullah Mohamed Moghal & Issadi Sahem Sabin T/A Seven Eleven	Sales area, storage, WC 122m ² (1300 sq ft)	20 years from 1st July 2010, FR&I subject to 5 yearly rent reviews	£17,760pa	£17,760pa	1st July 2015
Unit 2	Vacant	Sales area, WC 135m ² (1450 sq ft)	—	—	£19,800pa	
Unit 3	Vacant	Sales area, WC 177m ² (1900 sq ft)	—	—	£27,300pa	
Total				£17,760pa	£64,860pa	