



WT GUNSON  
CHARTERED SURVEYORS

# FOR SALE

## MIXED USE INVESTMENT



- Currently producing a rental income of £96,500 per annum with an ERV of approx £126,000 per annum •
- Let to a good mix of tenants including retail/office/residential •
- Planning approved for extensions with scope to increase rental income •
- Prominent position in the heart of Rusholme •

**122-128 WILMSLOW ROAD / 548-554 CLAREMONT ROAD,  
& 6 RYDER COURT, RUSHOLME, MANCHESTER**

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## LOCATION

The premises are situated in a prominent position on the "Curry Mile" at the junction of Wilmslow Road and Claremont Road in the heart of Rusholme, Manchester. Manchester City Centre is located approximately 2 miles north west of the property and is also situated within close proximity to Fallowfield, a highly popular student area.

## GENERAL DESCRIPTION

The property comprises a three storey row of terraced properties with a single storey unit adjoining. The units comprise of a mix of 6 x retail units, 1 office, 1 flat and 1 further office space over two floors which could be split.

We understand planning permission is still valid for a two storey extension above the existing single storey property on the site 126-128 Wilmslow Road. Planning permission has also been granted for the erection of a two storey side extension on the site of 546 Claremont Road (A1) retail on the ground floor and offices (B1) above. Details of planning applications can be provided upon request.

## PURCHASE PRICE

£1,495,000.

## TENANCY SCHEDULE

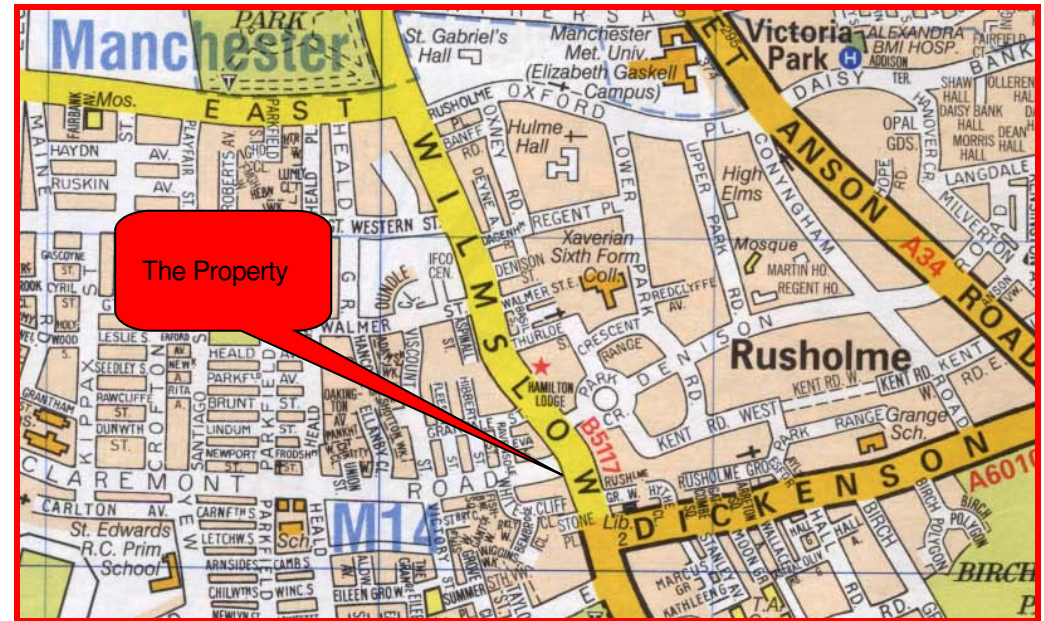
A full copy of the tenancy schedule can be provided upon request. Copies of all the leases are also available upon request.

## TENURE

We understand the property is held freehold.

## EPCS

Copies of the EPCs are available on request.



## VAT

We understand the property is not elected for VAT.

## VIEWING

By appointment with the joint agents :



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