

**FOR SALE**



**RETAIL/RESIDENTIAL INVESTMENT  
ON MANCHESTER'S "CURRY MILE"  
ERV £125,400 PER ANNUM**

**203-205 Wilmslow Road  
Rusholme  
Manchester M14 5BE**

- Rare opportunity
- Highly popular "Curry Mile" location

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)



## LOCATION

The property is located on the east side of Wilmslow Road (A6010) in the heart of Rusholme's "Curry Mile" within close proximity to the junction with Park Cres. Manchester City Centre is approx 2.5 miles to the north.

## DESCRIPTION

The property comprises a former HSBC Bank premises which has been redeveloped and converted to two self contained ground floor retail units, both with basement storage. The upper floors have been converted to seven flats (three 2-beds and four studios) with access to the front of the property between the two shops. The property has been refurbished to a high standard.

To the rear of the property there are two small yard areas.

## ACCOMMODATION

We have been provided with the following floor areas:-

### 203 Wilmslow Road - Retail Unit

Ground Floor	65.7m <sup>2</sup>
Basement	34.95m <sup>2</sup>
Total	100.65m <sup>2</sup> (1,083ft <sup>2</sup> )

### 205 Wilmslow Road - Retail Unit

Ground Floor	63.26m <sup>2</sup>
Basement	10.6m <sup>2</sup>
Total	73.86m <sup>2</sup> (795ft <sup>2</sup> )

### First Floor - Residential

Flat 1 (1 bed studio)	39m <sup>2</sup>
Flat 2 (1 bed studio)	30m <sup>2</sup>
Flat 3 (2-bed flat)	63m <sup>2</sup>

### Second Floor - Residential

Flat 4 (1 bed studio)	39m <sup>2</sup>
Flat 5 (1 bed studio)	30m <sup>2</sup>
Flat 6 (2 bed flat)	63m <sup>2</sup>

### Third Floor - Residential

Flat 7 (2 bed flat)	68m <sup>2</sup>
---------------------	------------------

Total	506.51m <sup>2</sup> (5,452ft <sup>2</sup> )
-------	--



## TENANCY SCHEDULE

Please see Tenancy Schedule on following page. When fully let the property has an ERV of £125,400pa.

## PURCHASE PRICE

Offers in the region of £1.8m (representing a gross yield of 7% based on the ERV).

## EPCS

Copies of the EPCS are available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the sole agent:

**W T Gunson for the attention of Neale Sayle**

(email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

**Tel: 0161 833 9797**

**Date of Preparation: 23/1/19**



## TENANCY SCHEDULE

Address	Tenant	Lease Terms	Rent
203 Wilmslow Road (Retail Unit) Ground Floor	Currently available to let		£30,000pa (ERV)
205 Wilmslow Road (Retail Unit) Ground Floor	Currently available to let		£30,000pa (ERV)
203a Wilmslow Road Flat 1 (1 bed studio) First Floor		Start date 1 August 2017 (12mths assured shorthold tenancy)	£650pcm (£7,800pa)
Flat 2 (1 bed studio) First Floor		Start date 1 September 2018 (10mths assured shorthold tenancy)	£650pcm (£7,800pa)
Flat 3 (2 bed flat) First Floor		Start date 1 July 2018 (12mths assured shorthold tenancy)	£950pcm (£11,400pa)
Flat 4 (1 bed studio) Second Floor		Start date 1 September 2018 (6mth assured shorthold tenancy)	£650pcm (£7,800pa)
Flat 5 (1 bed studio) Second Floor		Start date 1 July 2018 (12mth assured shorthold tenancy)	£650pcm (£7,800pa)
Flat 6 (2 Bed studio) Second Floor		Start date 1 July 2018 (12mth assured shorthold tenancy)	£950pcm (£11,400pa)
Flat 7 (2 bed flat) Third Floor		Start date 1 <sup>st</sup> July 2018 (12mth assured shorthold tenancy)	£950pcm (£11,400pa)
		<b>TOTAL RENT</b>	<b>£125,400pa (ERV)</b>