



605 Gorton Road

Reddish
Stockport
SK5 6NX

**6,000
SQ.FT**



- Income producing residential investment
- Residential block of 6 flats
- 1 x 1 bed, 4 x 2 beds & 1 x 3 beds
- 1 x car parking space per apartment
- £3,900 per month/£46,800 pax income
- Tenure: Leasehold
- Accommodation over first/second floors

Location

The property is located occupying a prominent corner position at the junction of Gorton Road and Burnfield Road in Reddish close to Asda supermarket and a short drive to Debdale Park and Hyde Road.

- Stockport: 3 miles.
- Hyde Road/Debdale Park: 0.5 miles.
- Manchester: 5 miles.



Description/Accommodation

The property occupies the first and second floors of the former Bulls Head public house with access points directly off Burnfield Road and also to the rear of the property again accessed off Burnfield Road.

Access of Burnfield Road: First floor:-

Flat 1 - Three bedrooms with large open plan living room/kitchen and bathroom.

Flat 2 - Hallway, living room, dining kitchen, bathroom and bedroom.

Access of Burnfield Road: Second floor:-

Flat 3 - Landing, living room/kitchen, bathroom and two bedrooms.

Rear building access: First floor:-

Flat 4 - Living room/kitchen, bathroom and two bedrooms.

Rear building access: Second floor:-

Flat 5 - Living room/kitchen, bathroom and two bedrooms.

Flat 6 - Living room/kitchen, bathroom and bedroom.

Council Tax Bands

Council tax bands for each flat 1 to 6 are TBC by the vendor when available.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 4050.

Tenure

We understand that the property is Leasehold. Details available from the agents MBRE.

Price

£525,000 SUBJECT TO CONTRACT.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

Rental Income

Flat 1: £550 pcm/£6,600 per annum exclusive.

Flat 2: £650 pcm/£7,800 per annum exclusive.

Flat 3: £650 pcm/£7,800 per annum exclusive.

Flat 4: £650 pcm/£7,800 per annum exclusive.

Flat 5: £650 pcm/£7,800 per annum exclusive.

Flat 6: £750 pcm/£9,000 per annum exclusive.

Total income: £3,900 pcm/£46,800 per annum exclusive.

Representing a yield of 8.91%.

Service Charge

Details of the service charge available from the agents MBRE.

EPC Rating

Details of each flat EPC available from the agents MBRE.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. NOVEMBER 2018.