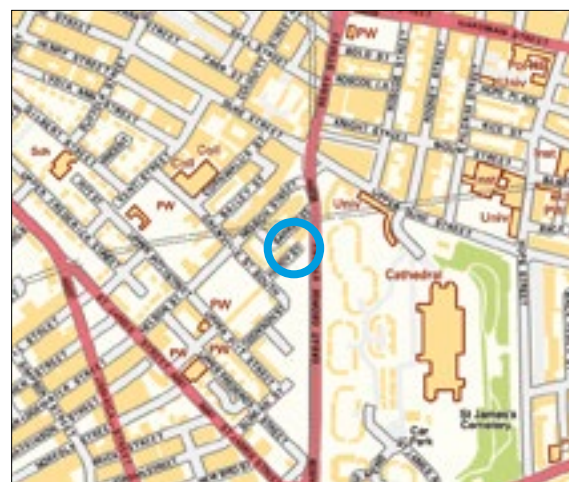




A mixed use investment currently producing £106,920pa with potential ERV of £161,120pa once fully let. The development comprises a 5 storey building with 14 residential two bedroom apartments fitted to a good standard, benefitting from communal entrance with video entry system. There is a passenger lift 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. The property is held leasehold for a term of 250 years from 1st December 2006 under title number MS535172. We are advised that there is VAT Payable to the ground floor commercial units only.

**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.

**VAT** VAT is applicable on the commercial units.



Not to scale. For identification purposes only



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

Current Rent reserved £7,430.00PCM  
 (£89,160pa)  
 ERV once fully let  
 £8,105 PCM (£97,260pa)