



PORTFOLIO OF 5 RESIDENTIAL
PROPERTIES

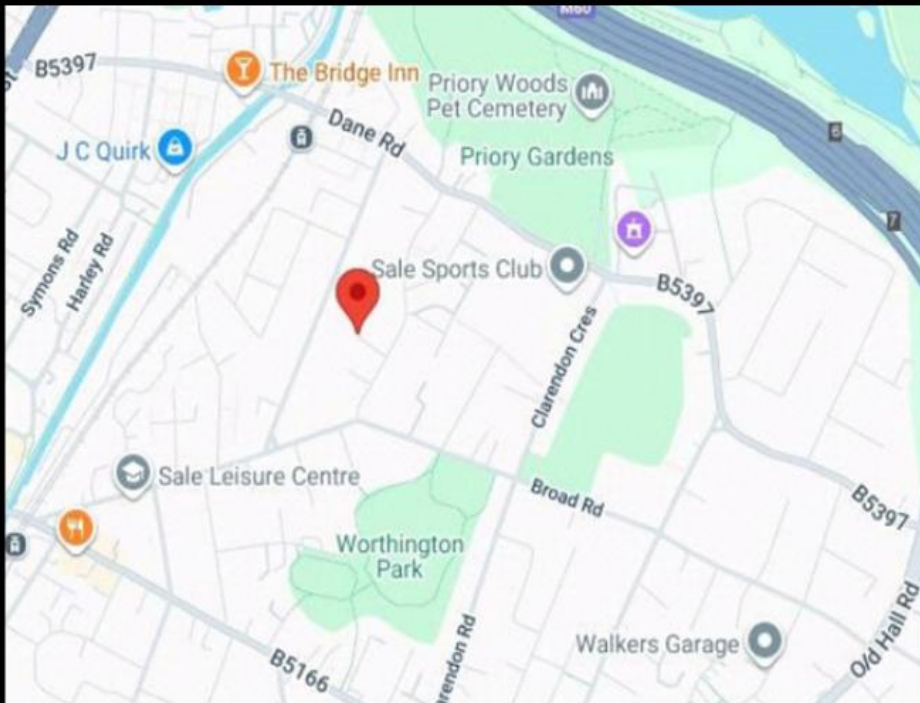
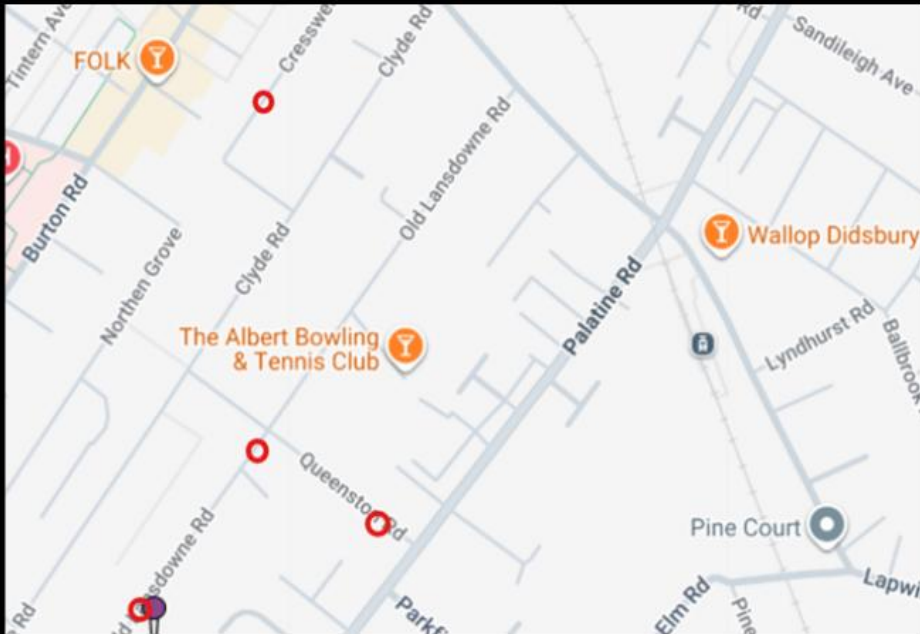
ARRANGED AS 20
FLATS

LET & PRODUCING
£166,099.92 PA

SUMMARY

- Portfolio comprising 5 residential units in total, arranged as 20 flats
- Asking Price £2,700,000
- Freehold
- Partially Let & Producing £166,099.92 PA
- Potential to increase returns with renovation and improvements
- Portfolio is well located with properties located in the South Manchester region
- Four of the properties are located in central West Didsbury, and the fifth property is located close to the centre of Sale – both popular suburban areas.
- Handpicked properties ensuring walking distance to metro and bus routes
- Three protected tenancies within the portfolio





THE SITES

89 Old Lansdowne Road, West Didsbury, M20 2NZ
 Five flats, comprising four x one-bedroom and one x two-bedroom flats. Unconverted cellars span the footprint of the building.

51 Old Lansdowne Road, West Didsbury, M20 2PA
 Five flats, comprising four x one-bedroom flats and one x studio flat. Unconverted cellars span the footprint of the building.

21 Cresswell Grove, West Didsbury, M20 2NH
 Three flats, comprising two x two-bedroom flats and one x studio flat. Unconverted cellars span the footprint of the building.

3 Queenston Road, West Didsbury, M20 2WZ
 Four flats, comprising: three x studio flats and one x one-bedroom flat. Unconverted cellars span the footprint of the building,

3 Sherwood Avenue, Sale, M33 2AJ
 Three flats comprising two x One-bedroom flats and one x Two-bedroom flat.

89 Old Lansdowne Road

Flat	Floor	Size <u>sq.ft</u>	Current Rental Income <u>pcm</u>	Current Rental Income <u>pa</u>	Condition	Tenancy Situation
1	Ground	374	£850	£10,200	Good/Modern	07/08/2024 – 08/08/2026
2	First	381	£825	£9,900	Fair	11/08/2025 -10/08/2026
3	Second	396	£850	£10,200	Fair	30/07/2024 -29/07/2026
4	Second	431	280	3,360	Very Poor	Periodic – Protected Tenant
5	Ground/First	775	995	11,940	Good	28/08/2024 – 27/08/2026
	Unconverted cellars	514				
	Total	2871	£3,800pcm	£45,600pa		

51 Old Lansdowne Road

Flat	Floor	Size <u>sq.ft</u>	Current Rental Income <u>pcm</u>	Current Rental Income <u>pa</u>	Condition	Tenancy Situation
1	Ground	367	£850.00	£10,200	Fair	19/08/2024 – 18/08/2026
2	First	454	£850.00	£10,200	Good/Modern	26/07/2024 -25/07/2026
3	Second	522	£795.00	£9,540	Fair	16/10/2023 -15/09/2025
4	Second	308	Unoccupied	Unoccupied	Very Poor	Unoccupied
5	Ground/First	643	Unoccupied	Unoccupied	Very Poor	Unoccupied
	Unconverted cellars	800				
	Total	3094	£2495pcm	£29,940pa		

21 Cresswell Grove

Flat	Floor	Size <u>sq.ft</u>	Current Rental Income <u>pcm</u>	Current Rental Income <u>pa</u>	Condition	Tenancy Situation
1	Ground	558	£1,300	£15,600	Good/Modern	26/08/2025 – 25/08/2026
2	First	565	£1,150	£13,800	Good/Modern	07/08/2024 – 06/08/2026
3	Second	432	£525,00	£6,300	Poor	29/09/2001 – 28/07/2026
	Unconverted cellars	450				
	Total	2006	£2,975pcm	£35,700pa		

3 Queenston Road

Flat	Floor	Size sq.ft	Current Rental Income pcm	Current Rental Income pa	Condition	Tenancy Situation
1	Ground	562	£281.66	£3,379.92	Very Poor	Periodic (protected tenant no AST in place)
2	First	484	£795.00	£9,540	Fair	13/08/2025 – 12/08/2026
3	First	312	£750.00	£9,000	Fair	02/010/2024 – 01/10/2025
4	Second	245	£210.00	£2,520	Very Poor	Periodic (protected tenant no AST in place)
	Partially Converted Cellars	598			Partially converted, housing bathroom for flat 1.	
	Total	2201	£2036.66pcm	£24,439.92		

6 Sherwood Avenue

Flat	Floor	Size sq.ft	Current Rental Income pcm	Current Rental Income pa	Condition	Tenancy Situation
1	Ground	659	£895.00	£10,740	Good/Modern	03/01/2025 - 02/01/2026
2	First	564	£950.00	£11,400	Good/Modern	20/01/2024 - 19/01/2026
3	Second	300	£690.00	£8,280	Good/Modern	13/05/2025 - 30/05/2026
	Total	1523	£2,535pcm	£30,420		

Further Information

Copies of the following documents are available upon request

- Rental Schedule
- Virtual Tours
- Additional Photography
- Floorplans
- EPCs

Viewings

The property can be viewed from the roadside at any time; however, given that the property is tenanted, internal viewing is strictly by appointment only

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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