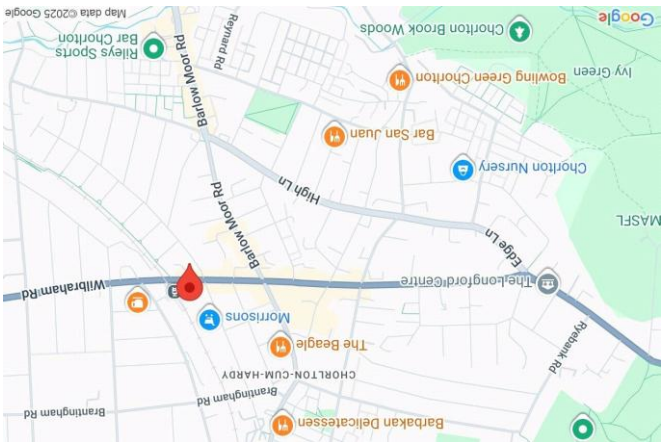


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given as to their accuracy or reliability. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or reliability. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or reliability. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

TOTAL FLOOR AREA : 6140 sq.ft. (570.4 sq.m.) approx.



PHILIP JAMES
KENNEDY

7-9 CORKLAND ROAD
CHORLTON, M21 8UP



ASKING PRICE £1,600,000

A RARE OPPORTUNITY to ACQUIRE A SUBSTANTIAL DOUBLE FRONTED DETACHED PERIOD CONVERSION consisting of FOUR RESIDENTIAL APARTMENTS CURRENTLY GENERATING A YEARLY RENTAL INCOME OF £31,800 plus a COMMERCIAL GROUND FLOOR UNIT & CELLARS, PREVIOUSLY ACHIEVING £33,000 PER ANNUM, WITH FULL PLANNING GIVING THE OPPORTUNITY FOR FIVE FURTHER FLATS offering SCOPE TO MAXIMISE YOUR RETURN. The property is located within walking distance into Chorlton Village, the Metrolink and Chorlton Park. OFFERED FOR SALE TO CASH BUYERS AND EXPERIENCED INVESTORS ONLY. 6140 Sq.Ft

The upper floors of the development consists of two x two bed apartments, two x one bed apartments, all currently let out in their current condition, generating a combined monthly rental of £2,650 which could be potentially increased if upgrades or improvements are made.

The commercial ground floor unit is currently vacant and was previously used as a doctors practice with access to the converted cellars, spanning the footprint of the property and achieving a yearly income of £33,000. There is full planning permission in place for the ground floor and basement levels to be converted into five self-contained flats (plans available on request).

Ground Floor - Commercial unit - Circa. 2091Sq.Ft - EPC Rating 63C

First Floor (Circa. 1660 Sq.Ft) – Flats 7a & 9a - two x two bedroom apartments.

Second Floor (Circa. 1050 Sq.Ft) - Flats 7b & 9B -two x One bedroom apartment

Cellars – kitchen, bathroom, staff room, meeting rooms and store rooms – Approx 1339 Sq.Ft

Additionally, there is residents' parking to the rear of the property, accessed via Wilbraham Road.

Freehold
Council Tax Band: A
Circa. 6140 Sq.Ft

"A Fantastic Development Opportunity In Prime Location"

