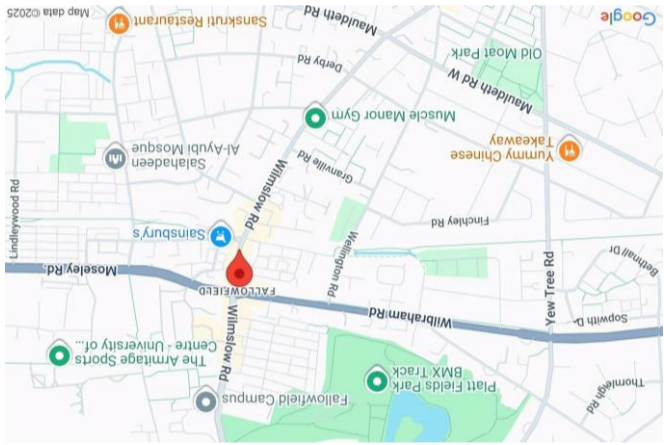


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

While 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 responsibility is taken for any error or mis-statement. This plan is illustrative purposes only and should be used as such by way of guidance only. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metropix 5/2025



PJK

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA
 0161 448 1234 | didsbury@philipjames.co.uk
 www.philipjames.co.uk



PHILIP JAMES
 KENNEDY

319 WILMSLOW ROAD
 FALLOWFIELD, M14 6NW



GUIDE PRICE

£425,000

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

A FANTASTIC OPPORTUNITY to acquire a FREEHOLD MIXED USE INVESTMENT, consisting of a FIVE BEDROOM HMO and a COMMERCIAL GROUND FLOOR UNIT, in PRIME FALLOWFIELD LOCATION. Generating a yearly combined income of £41,920 representing a gross yield of 8.38% OFFERED FOR SALE TO CASH BUYERS AND EXPERIENCED INVESTORS ONLY

The HMO is currently tenanted until June 30th 2026 achieving a rental income of £23,920 per annum.

The residential accommodation is accessed to the rear of the property and reveals an entrance hallway with stairs rising to the upper floors. To the first floor, is a bright and spacious shared open plan living space, with incorporated kitchen. There are two double bedrooms, served by the shower room. The second floor is occupied by three further bedrooms, all served by the contemporary bathroom. Each of the bedrooms, also have their own individual wash basins.

Accessed from the front of the building and occupying the ground floor is the commercial unit, with access down to the cellars, providing a kitchen/ staff room area, WC and storage areas. The commercial unit is currently achieving £18,000 per annum.

Externally, to the rear of the property is a hard landscaped courtyard area.

Freehold
Residential EPC: E
Commercial EPC: TBC
Council Tax Band: A
Approx. 2369 Sq.Ft

"Prime Investment Opportunity"

