



# POTATO WHARF MANCHESTER, M3 4NX

Prime Residential Investment Opportunity in the heart of Castlefield, Manchester

**WATLING**  
REAL ESTATE





# INVESTMENT HIGHLIGHTS

- ▶ One of the most recognisable residential developments in Manchester City Centre
- ▶ Prime city centre location in the desirable Castlefield area
- ▶ 10 x 2 bedroom apartments held by virtual Freeholds
- ▶ 10 x parking bays
- ▶ Fully let currently producing £186,600pa (£15,550pcm)
- ▶ Incredibly strong demand and reversionary potential
- ▶ Recent sale evidence achieving a sale price in the region of £360,000 per apartment
- ▶ All let on a fully furnished basis

OFFERS CONSIDERED IN EXCESS OF

**€2,750,000**

This would reflect a NIY of 6.38% taking into account standard purchasers costs of 6.42%.



# LOCATION

Castlefield is one of Manchester's most prestigious and best loved areas, located in the heart of the City Centre, bordered by the River Medlock, the Rochdale Canal and the Bridgewater Canal.

It offers a distinctive mix of industrial heritage, scenic waterways, vibrant cultural/leisure spots and modern urban development. The area provides access to a host of trendy bars, boutique restaurants and independent retail offerings mostly situated around the various waterways.

Castlefield is located within Manchester's inner ring road, within walking distance of Deansgate and Manchester City Centre. It is an ideal location for those seeking a dynamic yet tranquil place to live. The properties are located beside the Bridgewater Canal on the southside of Potato Wharf, in close proximity to Trinity Way, the main City Centre arterial route.







Green Quarter

Manchester Victoria



National Football Museum



Manchester Cathedral



Manchester Arndale Shopping Centre



Northern Quarter

Piccadilly Gardens



Manchester Piccadilly



Manchester Art Gallery



St. Peter's Square



Gay Village

Depot Mayfield

Greengate

Salford Central



Spinningfields



Science & Industry Museum

POTATO WHARF

Castlefield

Manchester Oxford Road



A57 (M)

A57 (M)

A57 (M)

A6

A34

A665

A6

A6010

M602

Bury New Road

Cheetham Hill Road

Oldham Road

Blackfriars Street

Bridge Street

Quay Street

Liverpool Road

A56

Princes Road



Great Northern Tower

Beetham Tower

Deansgate Square

Chester Road (A56)

Manchester Central

Castlefield Bowl

New Jackson

Viadux

Deansgate Metrolink

Bridgewater Canal

POTATO WHARF

MANCHESTER, M3 4NX



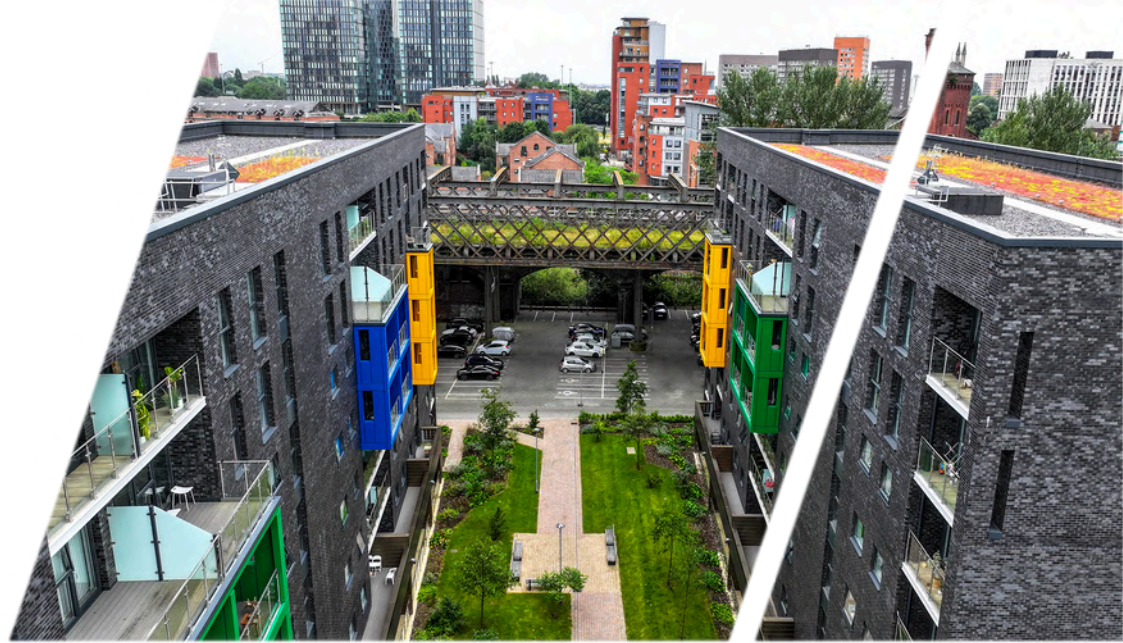


# DESCRIPTION

The property comprises a prime canal side development offering 10 fully furnished 2 bedroom residential apartments spread across two separate blocks (Goodwin and Wilson) fitted to a high specification with parking bays. The development is of masonry construction spread over seven storeys combining contemporary living with facades informed by the heritage of Castlefield.

The apartments are accessed off a central paved and landscaped area which separates the two buildings and provides separate access to the secure car park. The ground floor provides a reception area with access to passenger lifts and stairwells.

Internally, the 10 apartments are all 2 bedrooomed and furnished to a very high standard. The apartments consist of a hallway, open plan kitchen and living room with integrated appliances, one double bedroom, a master bedroom with an ensuite and a family bathroom. All the apartments have spacious balconies/terraces of varying sizes.





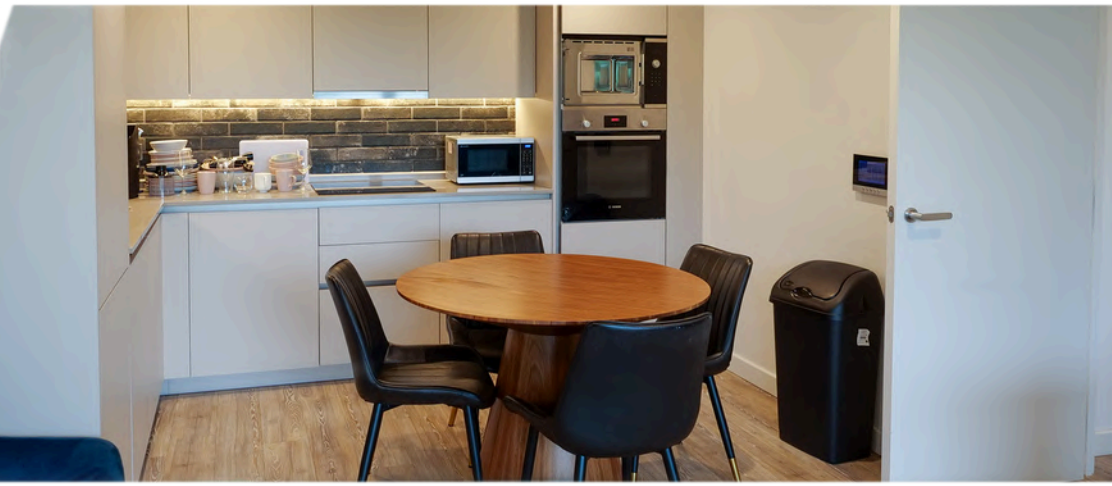
# TENANCY SCHEDULE

To see the tenancy schedule for Potato Wharf, simply scan this QR code for access to our dataroom.



WATLING  
PROPERTY











# FURTHER INFORMATION

## GUIDE PRICE

Offers in excess of **£2,750,000** are invited. This reflects a Net Initial Yield of 6.38% assuming standard purchasers costs of 6.42%.

## TENURE

Individual long leasehold interests (999 years) from March 2022. We understand a combined ground rent of £2,400 and a service charge of £25,591 per annum is payable.

## TENANCIES

All apartments are occupied on 6 and 12 month AST's.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred throughout the transaction.

## SERVICES

Mains water, drainage and electric are all connected to the property.

## VIEWINGS

Viewings are strictly appointment only through Watling Real Estate.

## FURTHER INFORMATION

Further information regarding disposal process and data room is available on request.



# CONTACTS

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**WATLING**  
REAL ESTATE

**August 2024**  
**Subject to Contract**  
**Property Reference: 223047**

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