

FOR SALE



MULTI-LET RESIDENTIAL INVESTMENT

**4 Brook Road
Heaton Chapel
Stockport
SK4 5BZ**

- 6 x 1-bed studio apartments
- Fully let producing £42,137pa
- 6.5% gross yield
- Increasingly popular location

LOCATION

The property is located on the south side of Brook Road off Wellington Road North (A6) in Heaton Chapel, Stockport. The popular Heaton Moor village including shops, bars, restaurants etc is less than a mile south east. Stockport Town Centre is just over 1 mile to the south. Manchester City Centre is approx. 4 miles north west. Heaton Chapel Railway Station is within close proximity.

DESCRIPTION

The property comprises a semi detached Victorian property which has been converted to 6 studio apartments.

TENANCIES

The flats are all let on assured shorthold tenancies as follows:

FLAT	SIZE (According to EPC)	RENT (pcm)	RENT (pa)
1	43m ²	£595.00	
2	34m ²	£600.00	
3	43m ²	£642.00	
4	41m ²	£430.00	
5	44m ²	£649.43	
6	36m ²	£595.00	
	TOTAL RENT	£3,511.43	£42,137.16

PURCHASE PRICE

Offers in the region of **£650,000** which reflects a gross yield of 6.5%.

TENURE

The property is held freehold under title number GM619262.



EPCs

Copies of the EPCs are available on request.

VAT

We are informed that VAT is not applicable.

VIEWING

By appointment with the sole agent:

W T Gunson

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Date of preparation: June 2024

