



8 Mauldeth Road, Manchester, M20 4ND

**FOR SALE** Upon instructions of the  
Receivers

SUBSTANTIAL FULLY LET RESIDENTIAL  
INVESTMENT COMPRISING A TOTAL OF 19  
BEDROOMS AND PRODUCING AN ANNUAL RENT OF  
£147,160.

## CONTACT

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## KEY CONSIDERATIONS

- Substantial residential investment offering 19 bedrooms in total
- The accommodation provides a 12 bedroom HMO, a 3 bedroom flat and a detached coach house providing a further 4 bedrooms
- Fully let and producing a current income of £147,160p.a.
- Within a popular student area with excellent public transport links and a range of amenities close by
- Good rental demand within the area
- Manchester City Centre is circa 3 miles to the north
- Inviting offers in the region of £1,500,000.



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## LOCATION

The property is located on Mauldeth Road in the popular suburb of Withington. It is within easy walking distance to both Withington and Fallowfield, which are both popular student locations and provide a range of amenities to include bars, café's, shops and take-aways. Co-Op and Sainsbury's local are both a five minute walk. West Didsbury Metrolink stop is located less than a mile from the property, with easy access to the city centre and surrounding south Manchester suburbs. There are also a range of bus links within the immediate area providing access to the city centre via either Wilmslow Road or Princess Parkway. The property is ideally located for its current use.

## DESCRIPTION

The property comprises a substantial detached Victorian building, providing accommodation across ground, first and attic levels alongside a basement. It is currently configured to provide a 12 bedroom HMO to the ground, first and attic floor with a separate three bedroom flat to the basement. Internally, to the ground floor is a main hallway leading to a large open plan living room / kitchen / diner. There are also two large double bedrooms, one of which has a lounge/study area, alongside a utility and bathroom to the rear. The first floor provides six double bedrooms alongside a shower room and the attic provides four further double bedrooms plus a bathroom. There is an additional building to the rear, known as The Coach House which has an additional four bedrooms.

## ACCOMMODATION

We calculate the gross internal area of the 12 bedroom HMO to be 265 SqM (2,840 SqFt)

We estimate the gross internal area of the three bedroom flat to be 97 SqM (1,044 SqFt)

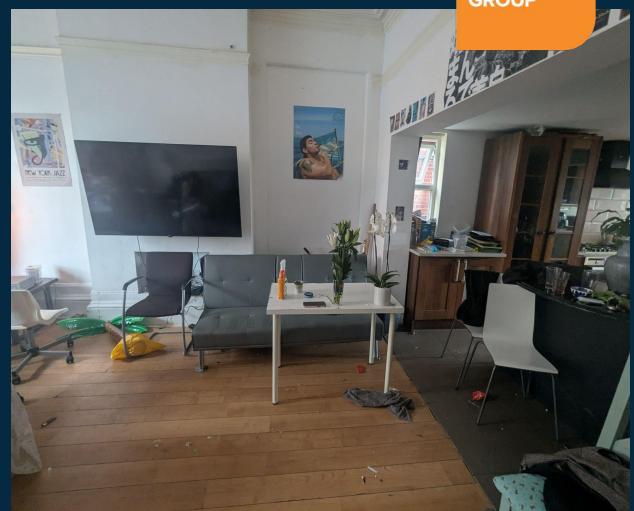
We estimate the gross internal area of the four bedroom coach house to be 100 SqM (1,076 SqFt).

The total accommodation is therefore circa **462 SqM (4,960 SqFt)**.

\*Not inspected or measured the three bedroom flat or coach house.

## OCCUPANCY

<b>Address</b>	<b>Terms</b>	<b>Rent per Annum</b>	<b>Rent per week</b>
8 Mauldeth Road	12 month AST from 1 July 2025 Inclusive of all bills	£96,720	£155
8 Mauldeth Road Basement Flat	10 Months from 1 September 2025 Inclusive of all bills	£18,200 (10 months only)	£138
Coach House	12 months from 1st July 2025 Inclusive of all bills	£32,240	£155
<b>Total</b>		<b>£147,160</b>	



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#### TENURE

The property is held under three freehold titles: GM169175, GM848590, GM848588.

## HMO LICENCE

The HMO is licenced for a maximum of 12 people living as 12 households from 28th July 2023 to 27th July 2028.

## EPC

Basement flat- C  
HMO- D  
Coach House- E

## COUNCIL TAX

The Coach House – Band E - Amount payable 2025/26 - £2668.14  
8 Mauldeth Road- Band F – Amount payable 2025/26 - £3153.26.

\* Finance may be available.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## PRICE

Offers in the region of £1,500,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## CONTACT US TO ENQUIRE

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