

Manchester - 239,291,307,309 City Gate, 5 Blantyre Street M15 4JJ
Leasehold 4 Apartments Residential Portfolio Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £825,000
- Gross Initial Yield: 5.25%
- Rental Income: £43,320 p.a.
- VAT is NOT applicable to this property
- Comprises portfolio of 4 apartments (3 x 2-Bed and 1 x 1-Bed) within a purpose build residential complex
- All apartments held on a 150-year leases from 22nd Dec 2000, thus having 124 years unexpired
- Situated within 9 min walk from Deansgate Train Station with occupiers nearby including Restaurants, Pubs, Pharmacy, Convenience Store and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Apartment 239 (First Floor)	Internal Area: 46 sq m (495 sq ft) Kitchen/Living Room, 1 Bedroom, Bathroom	Individual	In occupation since 2006 (holding over)	£9,600	Note 1: AST
Apartment 291 (Fourth Floor)	Internal Area: 56 sq m (603 sq ft) Kitchen/Living Room, 2 Bedrooms, Bathroom	Individual	In process of renewing	£11,520	Note 1: AST Note 2: Deposit held of £1,107.69
Apartment 307 (Fourth Floor)	Internal Area: 47 sq m (506 sq ft) Kitchen/Living Room, 2 Bedrooms, Bathroom	Individual	12 Months from 24 February 2023	£11,400	Note 1: AST Note 2: Deposit held of £1,096.15
Apartment 309 (Fourth Floor)	Internal Area: 57 sq m (613 sq ft) Kitchen/Living Room, 2 Bedrooms, Bathroom	Individual	12 Months from 27 December 2022	£10,800	Note 1: AST Note 2: Deposit held of £1,038.46
Total				£43,320	

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Apartment 239:

Comprises 1-bedroom first floor apartment, providing the following accommodation and dimensions:

GIA: 46 sq m (495 sq ft)

Kitchen/Living Room, Bedroom, Bathroom,

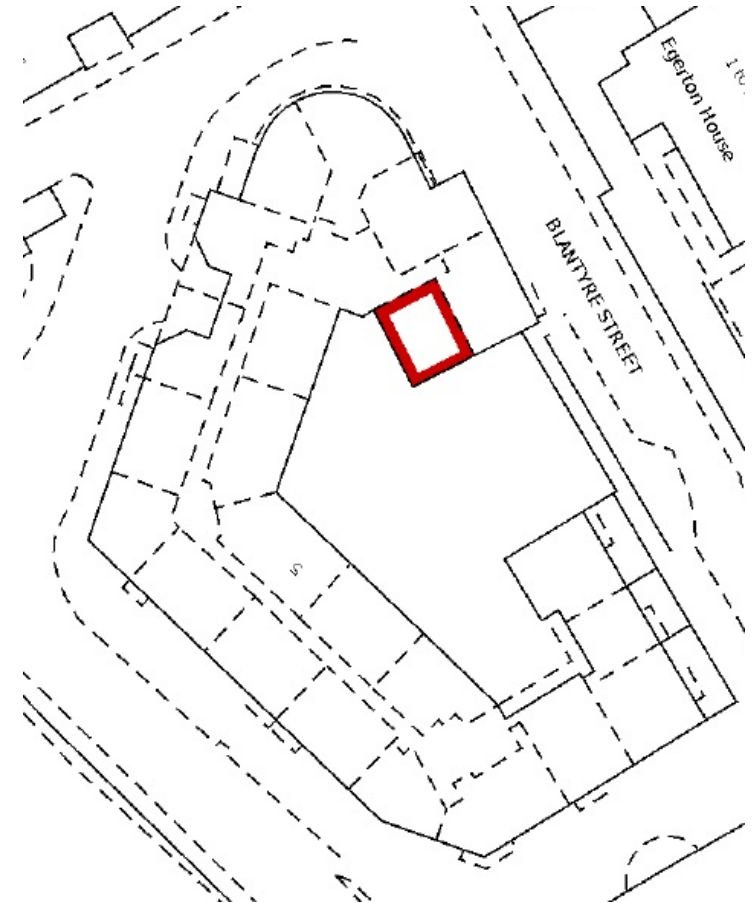
EPC Rating - C

Tenancy:

The property is at present let on AST to an Individual since 2006 (holding over) at a current rent of £9,600 per annum.

Tenure:

Leasehold. Held on a 150 year lease from 22nd Dec 2000. Ground rent and service charge total of £2,080 p.a.



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Apartment 291:

Comprises 2-bedroom fourth floor apartment, providing the following accommodation and dimensions:

GIA: 56 sq m (603 sq ft)

Kitchen/Living Room, 2 Bedrooms, Bathroom, Balcony

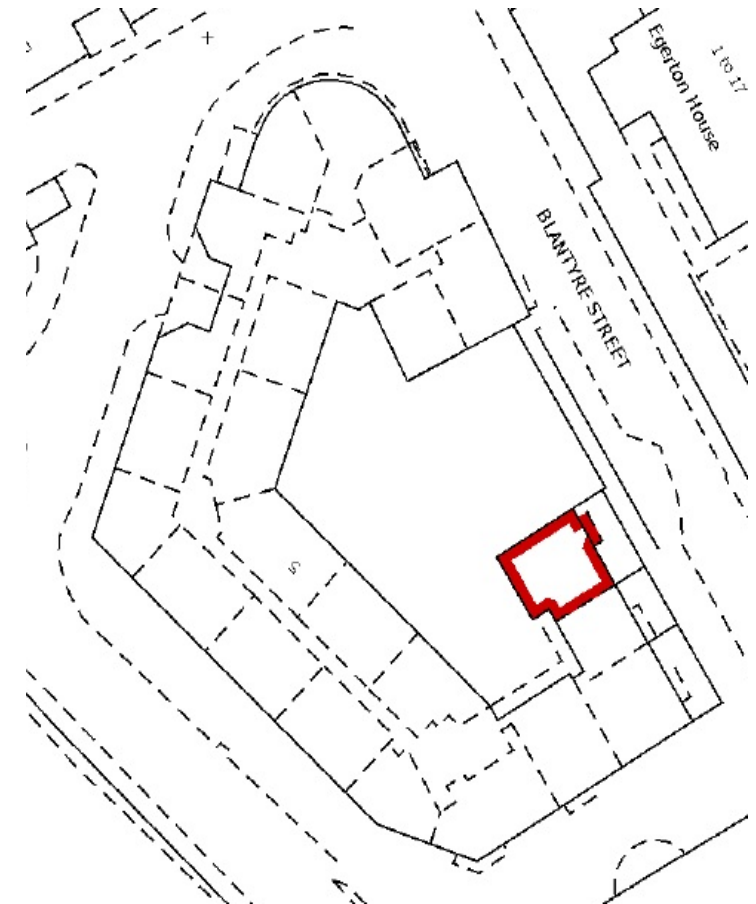
EPC Rating - D

Tenancy:

The property is in the process of renewing an existing AST for a term of 12 Months at agreed rent of £11,520 per annum. Deposit held of £1,107.69.

Tenure:

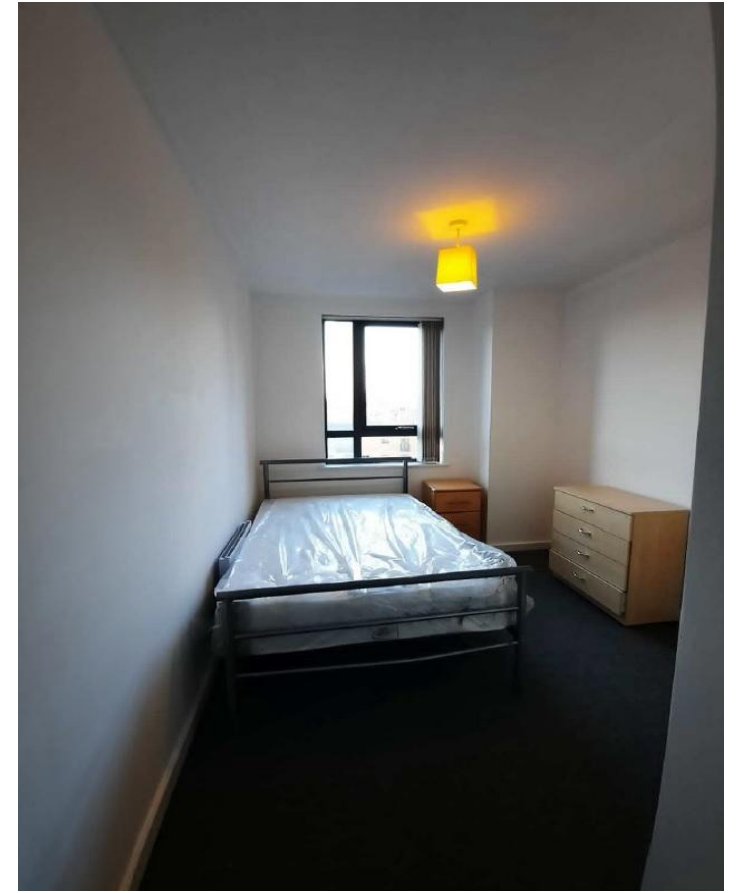
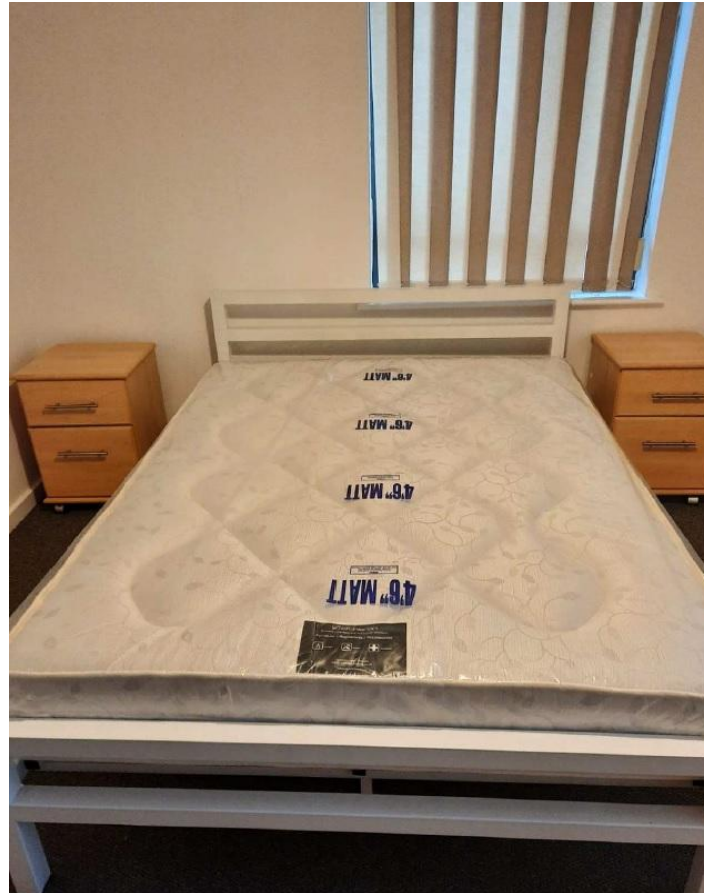
Leasehold. Held on a 150 year lease from 22nd Dec 2000. Ground rent and service charge total of £2,436 p.a.



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Apartment 291:



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Apartment 307:

Comprises 2-bedroom fourth floor apartment, providing the following accommodation and dimensions:

GIA: 47 sq m (506 sq ft)

Kitchen/Living Room, 2 Bedrooms, Bathroom,

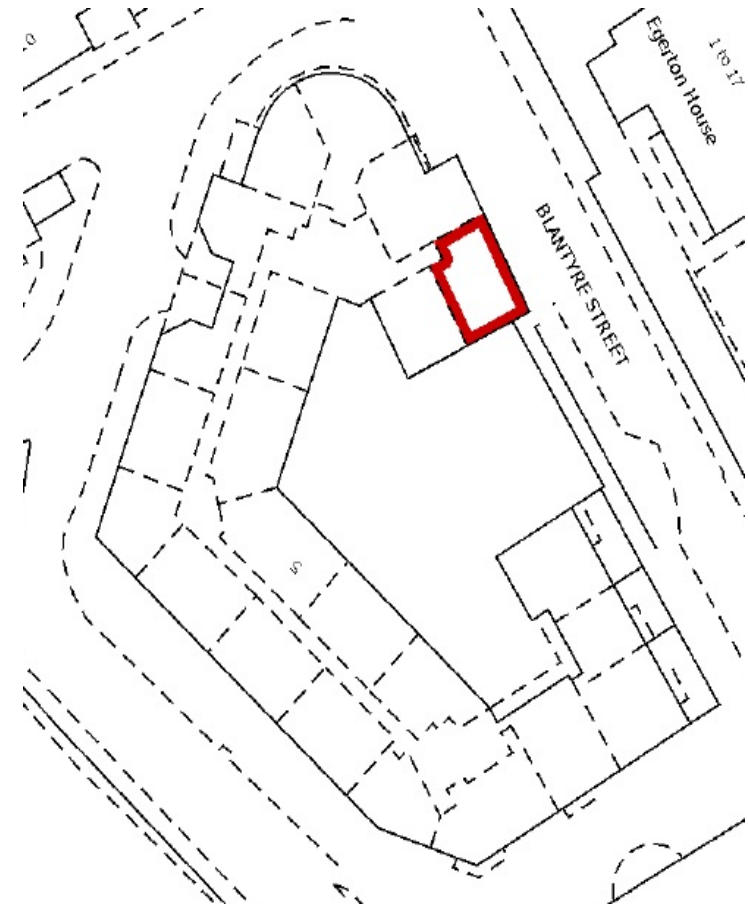
EPC Rating - C

Tenancy:

The property is at present let on AST to an Individual for a term of 12 Months from 24th February 2023 at a current rent of £11,400 per annum. Deposit held of £1,096.15.

Tenure:

Leasehold. Held on a 150 year lease from 22nd Dec 2000. Ground rent and service charge total of £2,080 p.a.



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Apartment 309:

Comprises 2-bedroom fourth floor apartment, providing the following accommodation and dimensions:

GIA: 57 sq m (613 sq ft)

Kitchen/Living Room, 2 Bedrooms, Bathroom,

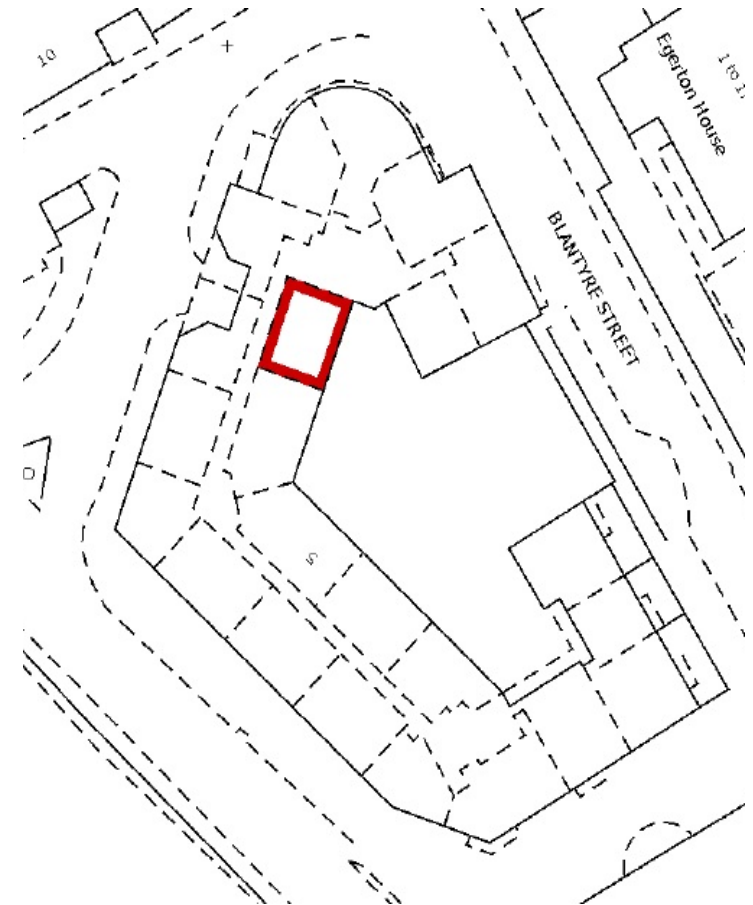
EPC Rating - D

Tenancy:

The property is at present let on AST to an Individual for a term of 12 Months from 27th December 2022 at a current rent of £10,800 per annum. Deposit held of £1,038.46.

Tenure:

Leasehold. Held on a 150 year lease from 22nd Dec 2000. Ground rent and service charge total of £2,436 p.a.

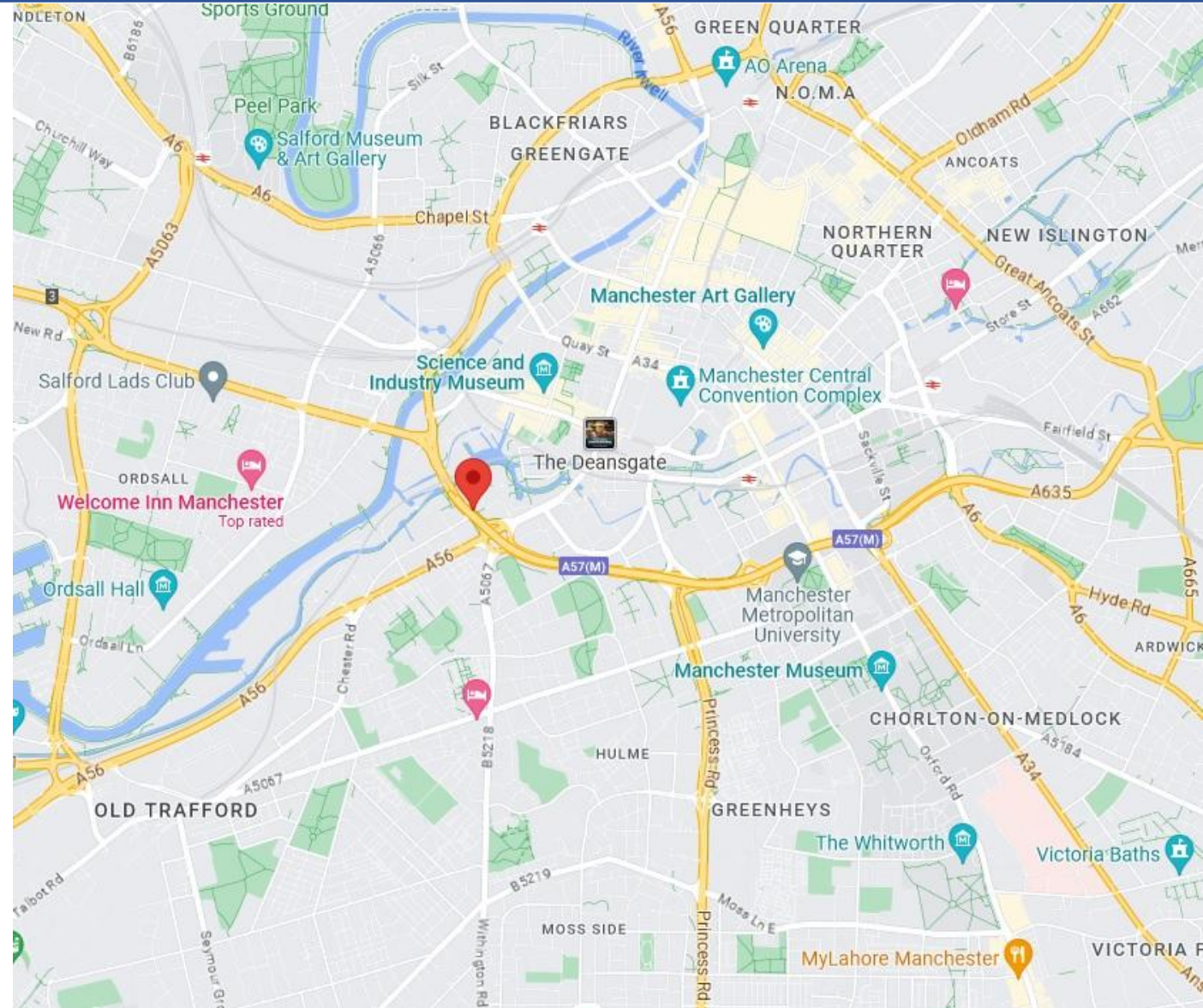


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Location:

Hulme is an inner-city area and electoral ward of Manchester, England, immediately south of Manchester city centre beyond the River Medlock. The property is situated within 9 min walk from Deansgate Train Station with occupiers nearby including Restaurants, Pubs, Pharmacy, Convenience Store and many more.



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Contacts:

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