

**PARK HALL, 18 THURLOE STREET,
RUSHOLME, MANCHESTER M14 5SG
FOR SALE – £2.75M**



**THREE STOREY DETACHED FREEHOLD
48 BEDROOM HMO
PLUS 2 BEDROOM FLAT AND LOWER GROUND FLOOR
OFFICE SUITE AND STORAGE.
PRODUCING AN INCOME OF £227,112 P.A.**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DESCRIPTION

Positioned in the popular area of Rusholme, adjacent to Xaverian College, just off Wilmslow Road. We are able to offer to the market this detached three storey building plus basement offering a 48 room HMO along with a 2 bedroom flat and office suite and storage. Each floor has kitchens, shower and WC facilities with nine of the rooms having their own en-suite or shower and sink facilities.

The majority of the occupants have been in occupation for long periods, some over 10 years. The majority on rolling assured short-hold tenancy agreements, mainly private letting as opposed to student lettings with approximately 35% on housing benefit. The building has just benefitted from a new roof along with Upvc double glazed windows throughout should the purchaser wish there is scope, subject to planning, to convert the loft space and create duplex apartments on the 3rd floor. The vendors have also confirmed they would be happy to re-sign the tenants on new AST agreements rather than rolling contracts should this be required.

GROUND FLOOR

16 ROOMS – (4 x En-Suite)
2 KITCHENS
3 x SHOWER ROOMS/WC'S/SINKS

GROUND FLOOR INCOME

Total Income - £6,460 pcm

FIRST FLOOR

16 ROOMS – (3 Rooms with Shower & Sink)
2 KITCHENS
6 x WC'S
2 x SHOWER ROOMS

FIRST FLOOR INCOME

Total Income - £5,555 pcm

SECOND FLOOR

16 ROOMS – (2 Rooms with Shower & Sink)
3 KITCHENS
4 x WC'S
2 x SHOWER ROOMS

SECOND FLOOR INCOME

Total Income - £5,245 pcm

BASEMENT

OFFICE

BASEMENT INCOME

Total Income - £1,666 pcm

TOTAL INCOME

Total Monthly Income - £18,926.00

Total Annual Income - £227,112.00

Expenses. Approximately £46,000 P.A.

