



Strathblane House

ASHFIELD ROAD, CHEADLE VILLAGE, SOUTH MANCHESTER, SK8 1BU

Rare Opportunity | Unbroken Block | 21 x Apartments | Freehold | South Manchester



RogerHannah

Investment Rationale

- A rare opportunity to acquire an unbroken block of **21x Apartments**.
- **Located in the desirable and affluent area of Cheadle**, South Manchester.
- Situated in the centre of Cheadle village, opposite Cheadle Primary School and **close to M60 Motorway network**.
- **Modern residential apartment block** providing **15x two-bedroom** and **6x one-bedroom units**.
- The total Net Internal Area of the property equates to **13,361 sq. ft.**
- Fully Let generating a Gross Annual Income of **£177,144 per annum** and a Net Annual Income of **£149,229** after landlord's expenses.
- Estimated Gross Rental Income of **£263,280 per annum** and a Net Rental Value in the region **£235,365 per annum**, after landlord's expenses.
- Significant breakup and **uplift potential**.
- Each apartment benefits from **1x designated car parking space**.
- Held **Freehold**.



We are seeking offers in the region of **£3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds)** for the Freehold interest, subject to contract.



A purchase at this level equates to a low average value of **£154,741 per unit**.

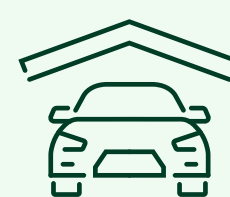
Low Average Unit Value of just **£154,741**



Cheadle is a predominantly affluent residential suburb of Stockport, Greater Manchester, located approximately 5 miles south of Manchester city centre.



21 Apartments



1 car space per apartment



Cheadle Village

Due to its close proximity to Manchester City Centre and excellent amenities, including schools and green space, Cheadle is a popular area amongst families and commuters.

The property is located in Cheadle village, located just off the main thoroughfare, High Street (A560) with its predominant retail and commercial property taking a linear form. Turning off the High Street, the property fronts Ashfield Road, adjoining mixed commercial and established residential uses.



ST MARY'S CHURCH, CHEADLE

Amenities in close proximity include:

Cheadle Primary School

Cheadle Medical Practice

Cheadle Library

The Alexandra Hospital

Abney Hall Park

Brooklyn Crescent Park

Shops, restaurants and bars

The property is located directly opposite Cheadle Primary School and in close proximity to Cheadle Medical Practice and Cheadle Library.



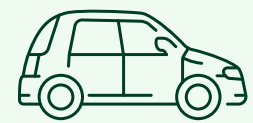
CHEADLE VILLAGE



ABNEY HALL PARK

Connectivity

Cheadle is a well-connected village in South Manchester, ideally located close to the Manchester Outer Ring Road (M60) and Gatley Railway Station. From the Manchester City Centre and the Northeast, Cheadle is approached via the main M60 Manchester Outer Ring Road (Junction 2) and the A34 (Junction 4) arterial route from South Manchester and the Southwest.



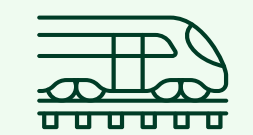
0.4 Miles

Junction 4 of the A34 Arterial Route lies approximately 0.4 miles from the property.



0.7 Miles

Junction 2 of the M60 lies approximately 0.7 miles from the property.



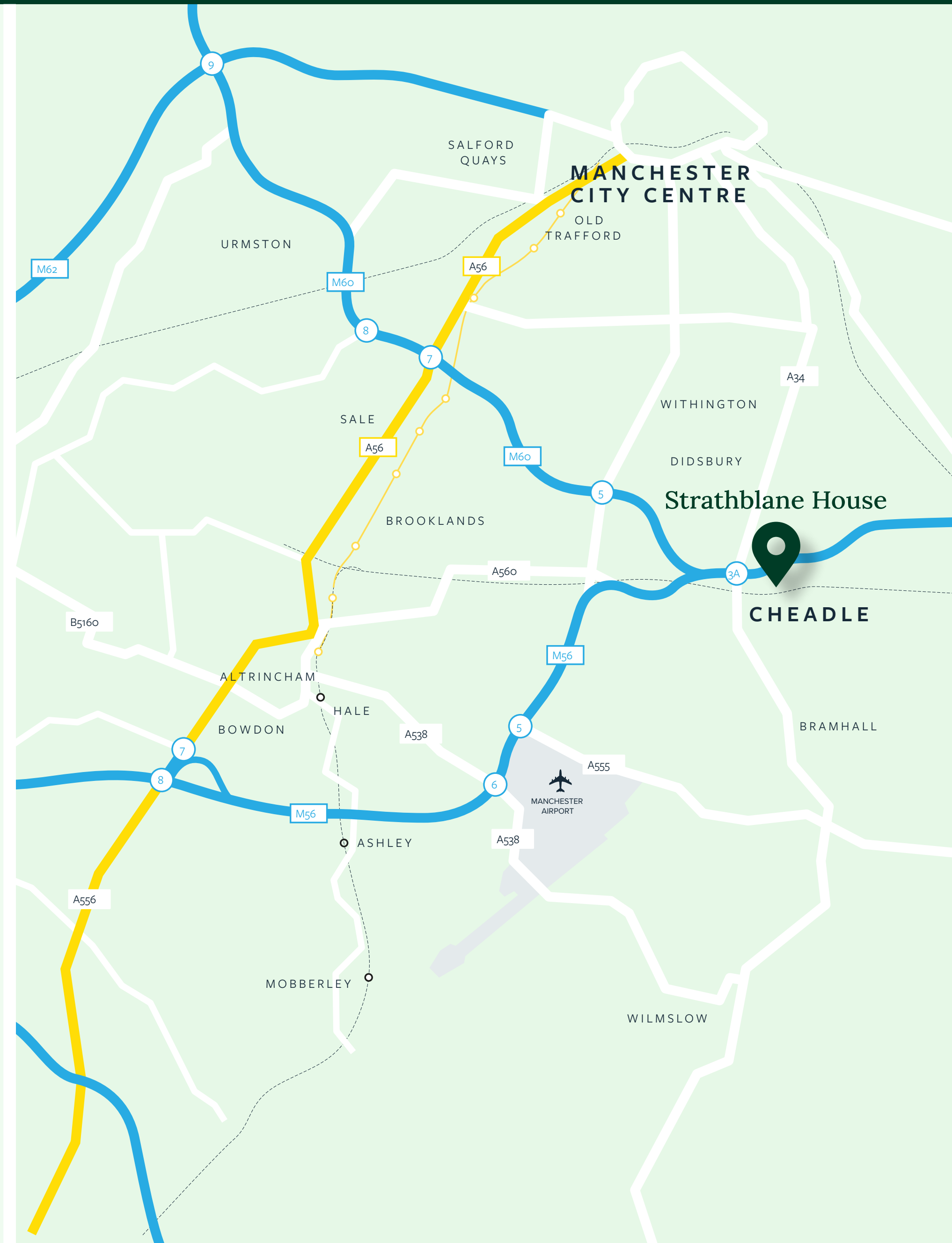
0.9 Miles

Gatley Railway Station lies approximately 0.9 miles from the property.



7 Miles

Manchester Airport lies approximately 7 miles from the property.





Location

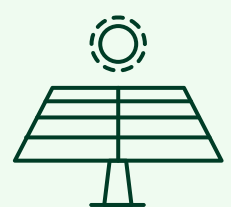
Cheadle Village is a bustling historic village comprising an array of amenities including shops, restaurants and cafes, all occupied by a variety of national and independent names.

Description

The subject comprises a modern apartment complex, originally arranged as an office block which was fully stripped back to the concrete frame, before being rebuilt as 21x modern apartments. An additional storey was added during the construction of the property (circa 2012).

The fourth floor is clad in lightweight natural zinc standing seam façade. Window openings are a mixture of uPVC and timber frame double glazing. A lift shaft which serves all floors is positioned off the entrance lobby to the north eastern corner of the building.

Arriving at the property from Ashfield Road, a secure door with key fob access leads to a contemporary entrance hallway, providing mailboxes for all occupants and passenger lift access.



EPC - B & C
EPC ratings ranges

Accommodation

The development offers a total approximate net sales area for apartments in the order of 1,241.2 sq. m. (13,361 sq. ft.).

The apartment sizes vary, the smallest extending to approximately 49.23 sq. m. (530 sq. ft.) up to the largest extending to approximately 78.1 sq. m. (841 sq. ft.). The apartments are fitted to a modern specification with a commensurate quality of bathroom and kitchen fixtures and fittings, including built in appliances. The entire block benefits from electric heating throughout.

Externally, the site perimeter benefits from a mix of hard and soft landscaping. Car parking to the rear provides 24 marked car spaces with allocation of a space per apartment and surplus visitor spaces. There is an enclosed bike store to the rear and separate bin store.

The property is arranged with:

6 apartments to the ground floor (3 x 2-bed and 3 x 1-bed)

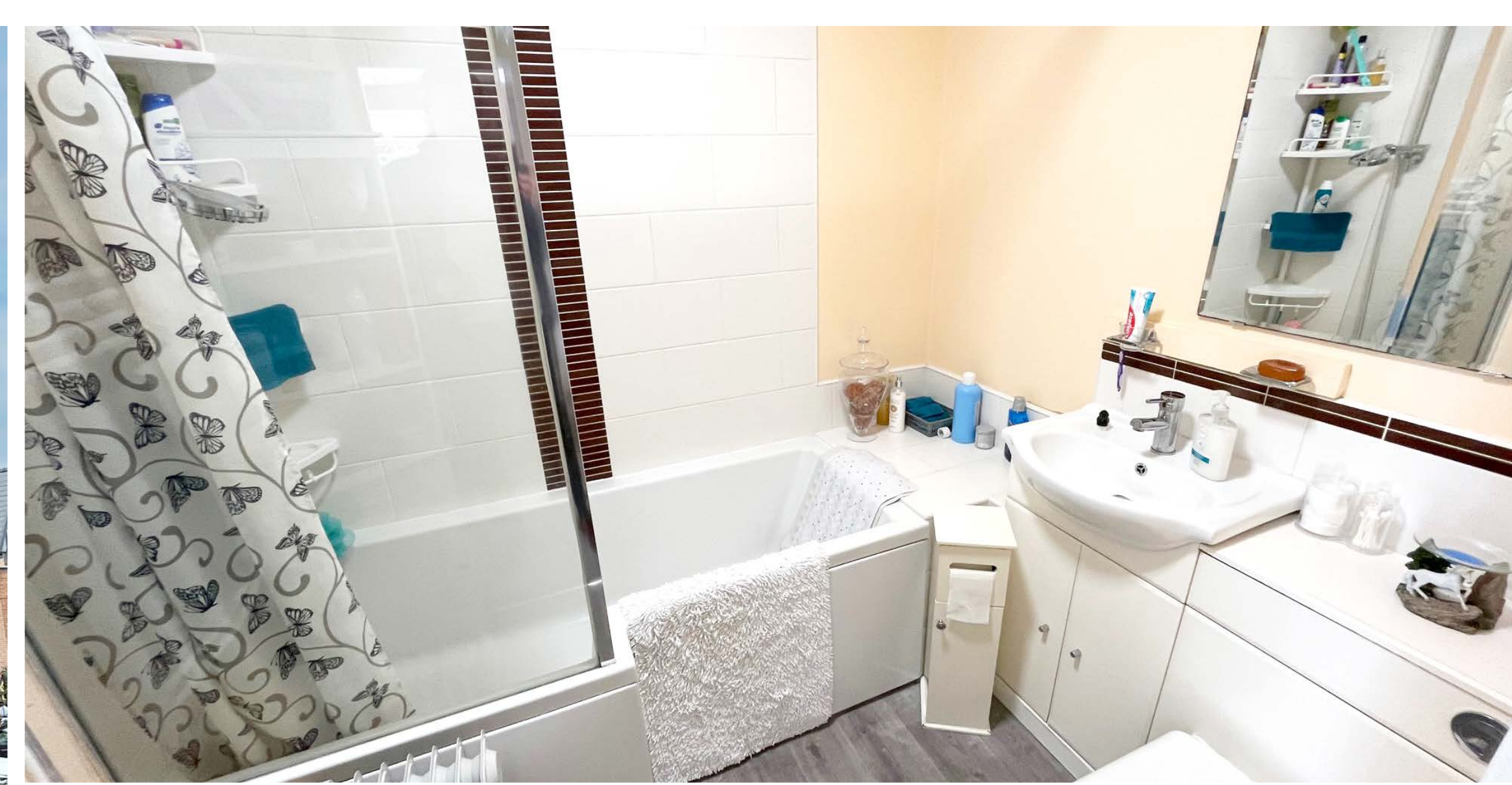
6 apartments to the 1st floor (3 x 2-bed and 3 x 1-bed)

5 apartments to the 2nd floor (all 2-bed)

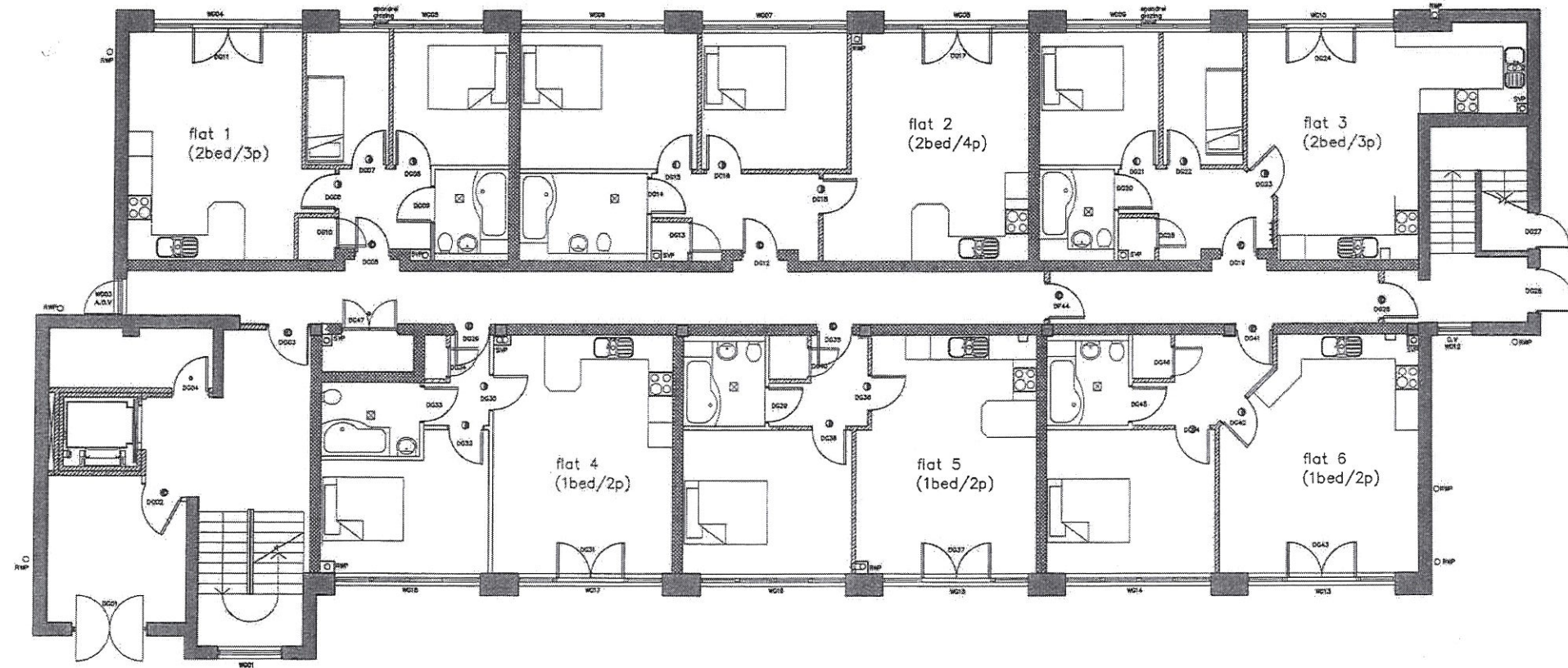
4 apartments to the 3rd floor (all 2-bed)



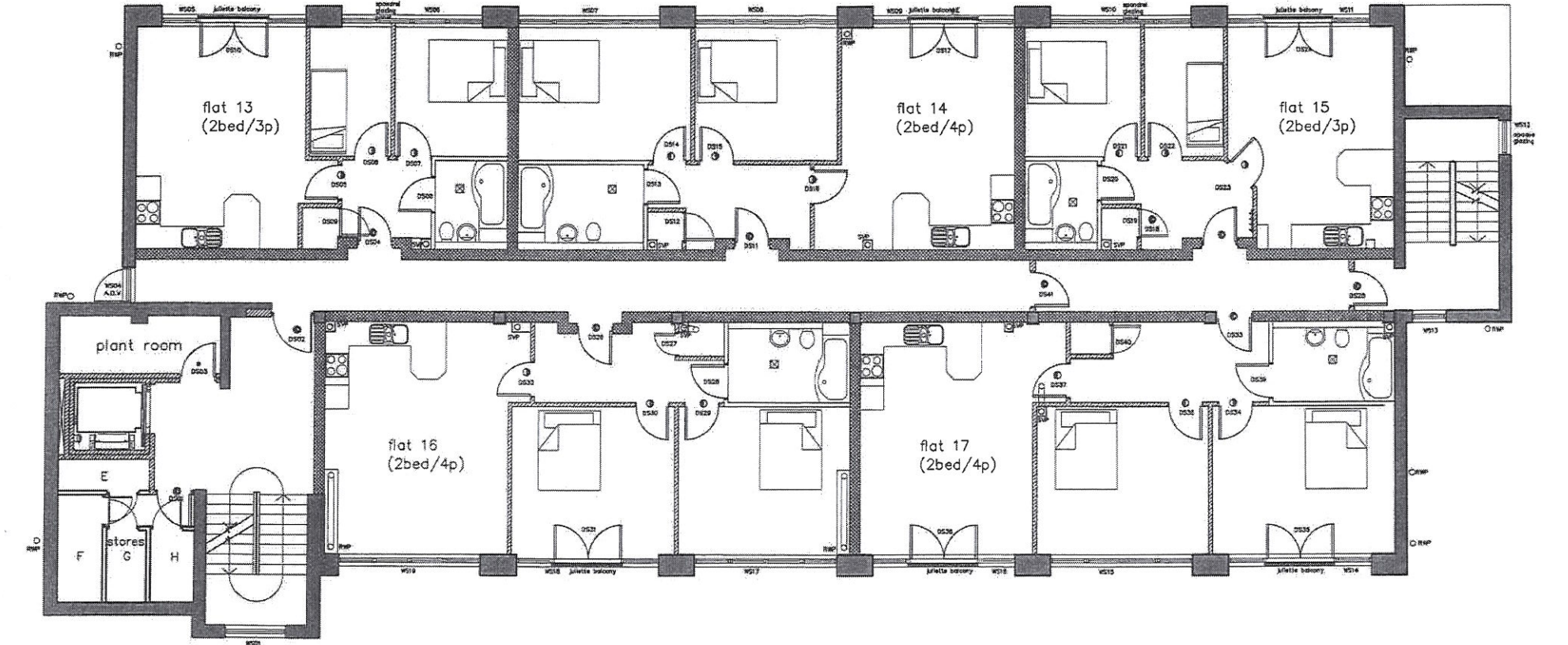
The apartments are fitted to a modern specification with a commensurate quality of bathroom and kitchen fixtures and fittings, including built in appliances.



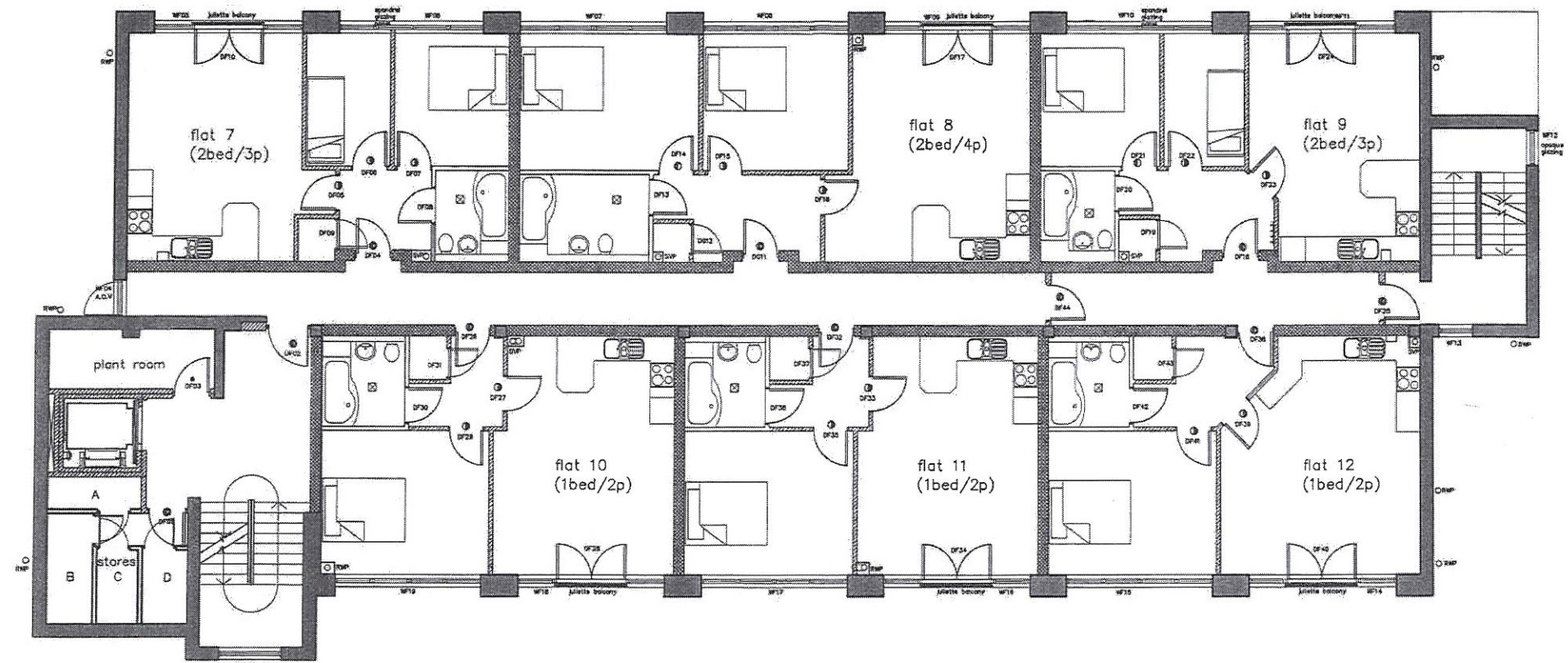
Floor Plans



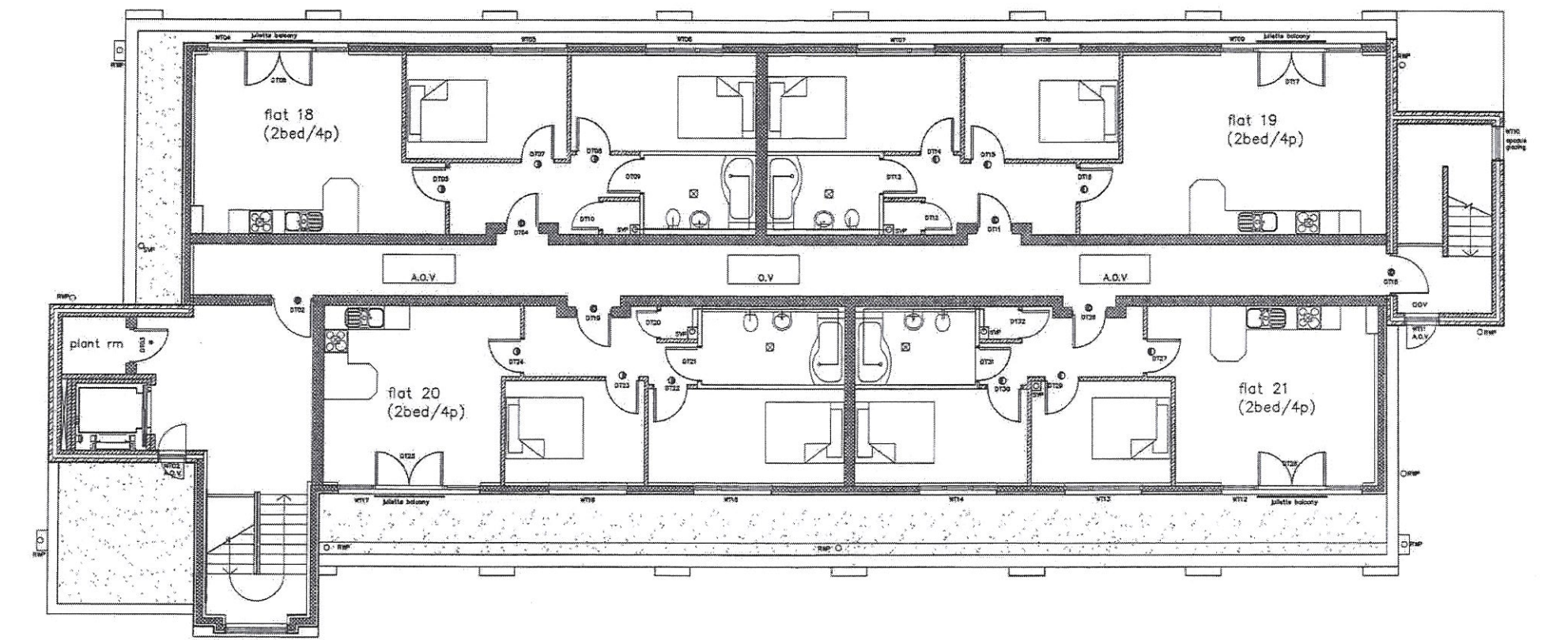
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

Tenancy & Income

The property is fully let and produces a **gross rental income of £177,144 per annum** and a net rental income of £149,229 per annum after landlords' costs.

The property is let to 21 tenants largely by way of 6 to 12 month Assured Shorthold tenancy agreements.

5x apartments are designated for affordable living, with a cap of 80% of the market value.

The property generates a **low average rent of £770 per calendar month** including the 5x affordable units and £703 pcm including the affordable units.

Based on our analysis of the market, the property has the potential to generate a **gross rental income of approximately £263,280 and a net rental income of £235,365 per annum.**

5x of the tenants pay £20 pcm for the use of a store. This figure is included in the rental figures.

Management fees are approximately **£13,250 per annum.**

Service charge budget for the year 22/23 is £14,665. A full breakdown is available upon request.

The property is held **Freehold.**

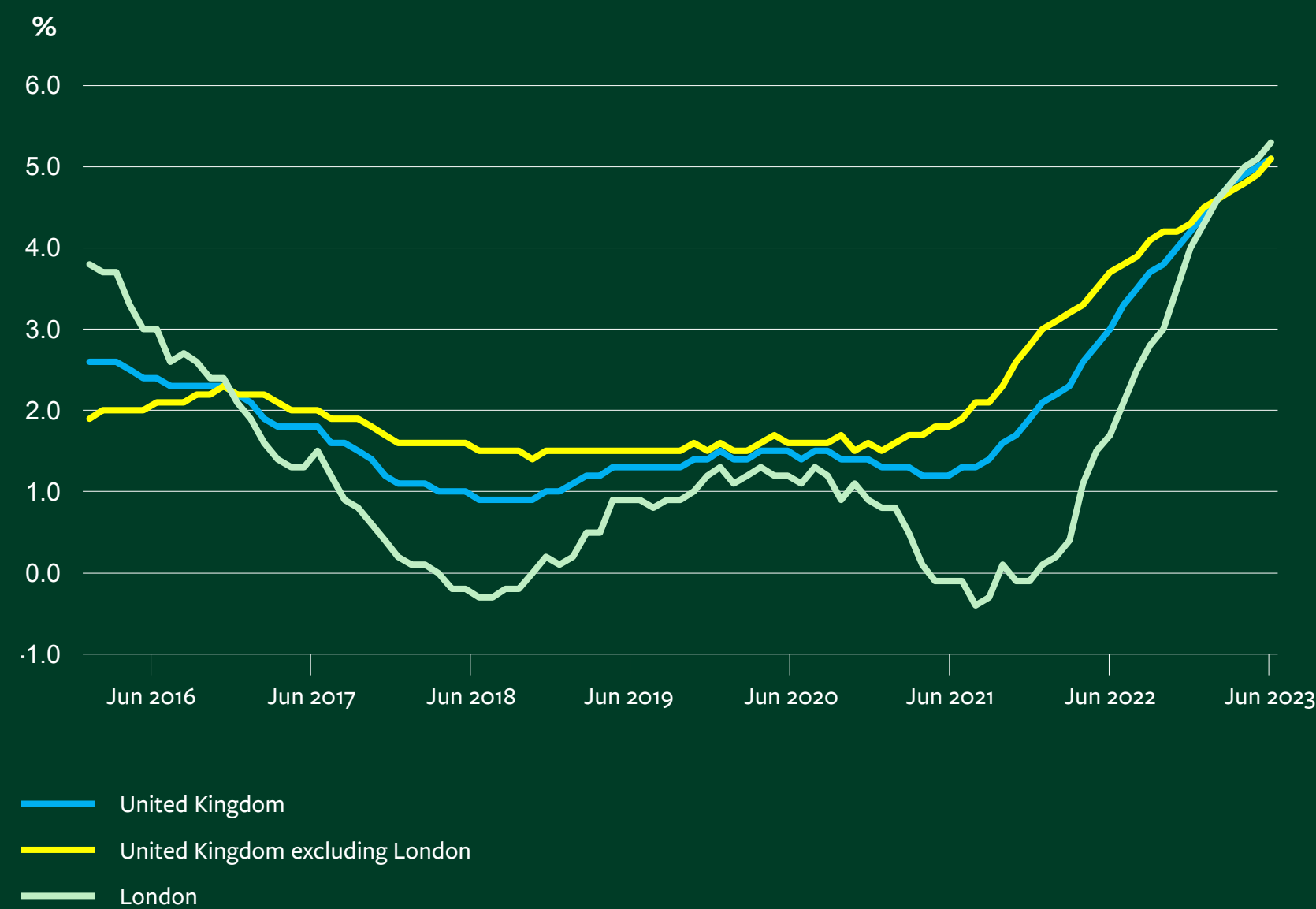
Apartment	Floor	Floor Area	Bedrooms	Baths	Current Rental	Current Rent PA	ERV	Comment
1	G	551	2	1	£488.00	£5,856.00	£960.00	Affordable @ 80%
2	G	745	2	1	£780.00	£9,360.00	£1,220.00	Including store at £20pcm
3	G	614	2	1	£488.00	£5,856.00	£960.00	Affordable @ 80%
4	G	530	1	1	£488.00	£5,856.00	£640.00	Affordable @ 80%
5	G	544	1	1	£488.00	£5,856.00	£640.00	Affordable @ 80%
6	G	573	1	1	£648.00	£7,776.00	£820.00	Including store at £20pcm
7	1	551	2	1	£787.00	£9,444.00	£1,200.00	
8	1	745	2	1	£765.00	£9,180.00	£1,200.00	
9	1	551	2	1	£875.00	£10,500.00	£1,200.00	
10	1	543	1	1	£488.00	£5,856.00	£640.00	Affordable @ 80%
11	1	544	1	1	£628.00	£7,536.00	£800.00	
12	1	573	1	1	£795.00	£9,540.00	£800.00	
13	2	551	2	1	£702.00	£8,424.00	£1,220.00	Including store @ £20pcm
14	2	745	2	1	£807.00	£9,684.00	£1,220.00	Including store @ £20pcm
15	2	551	2	1	£675.00	£8,100.00	£1,220.00	Including store @ £20pcm
16	2	811	2	1	£853.00	£10,236.00	£1,200.00	
17	2	841	2	1	£895.00	£10,740.00	£1,200.00	
18	3	713	2	1	£710.00	£8,520.00	£1,200.00	
19	3	783	2	1	£826.00	£9,912.00	£1,200.00	
20	3	655	2	1	£750.00	£9,000.00	£1,200.00	
21	3	651	2	1	£826.00	£9,912.00	£1,200.00	
						£-		
		13,365			£14,762.00	£177,144.00	£21,940.00	
					£177,144.00		£263,280.00	
			Mangement Fee		-£13,250.00		-£13,250.00	
			Service Charge		-£14,665.00		-£14,665.00	
			Net Income		£149,229.00		£235,365.00	








Opportunity & Analysis

Rental Growth

Evidence from the Office for National Statistics indicates that UK private rental levels increased by 5.1% in the 12 months to June 2023, representing the largest annual percentage change since data began in January 2016.

The Association of Residential Letting Agents (ARLA) state in their June 2023 Housing Insight Report that the number of new prospective tenants remained strong in June compared with May, while stock levels remain insufficient. The mismatch between supply and demand continued to grow in June, with figures showing a 57% increase in the mismatch since June 2022. This means that pressure on rent prices remains, with a majority of responding agents reporting rents increasing month-on-month on average.



	Address	Beds	Price	Date	Distance
	6 Bulkeley Road	1	£155,000	Jun-23	1/4 mile
	Apt 16, Eden Place	1	£170,000	Aug-22	1/4 mile
	Eden Place	1	£190,000	Available	1/4 mile
	Apt 1, Electra House	2	£210,000	Jun-23	1/4 mile
	Apt 5, Electra House	2	£230,000	Nov-22	1/4 mile
	Apt 25, Eden Place	2	£232,000	Jun-22	1/4 mile
	Apt 2, Eden Place	2	£258,000	Dec-21	1/4 mile

Further to the rental growth opportunity, and based on our analysis of the sales market including comparable evidence in the immediate vicinity of the subject property, we envisage significant uplift and breakup potential.

Based on a purchase at quoting price, this equates to a low unit value of only £154,741 per unit, whilst comparable evidence in area ranges from £155,000 - £190,000 for 1-bed apartments and £210,000 to £258,000 for 2-bed apartments.

Service Charge

We are informed that the service charge equates to approximately £14,665. Further details are available upon request.

Management Fees

We are informed that the management fees equate to approximately £13,250.

EPC

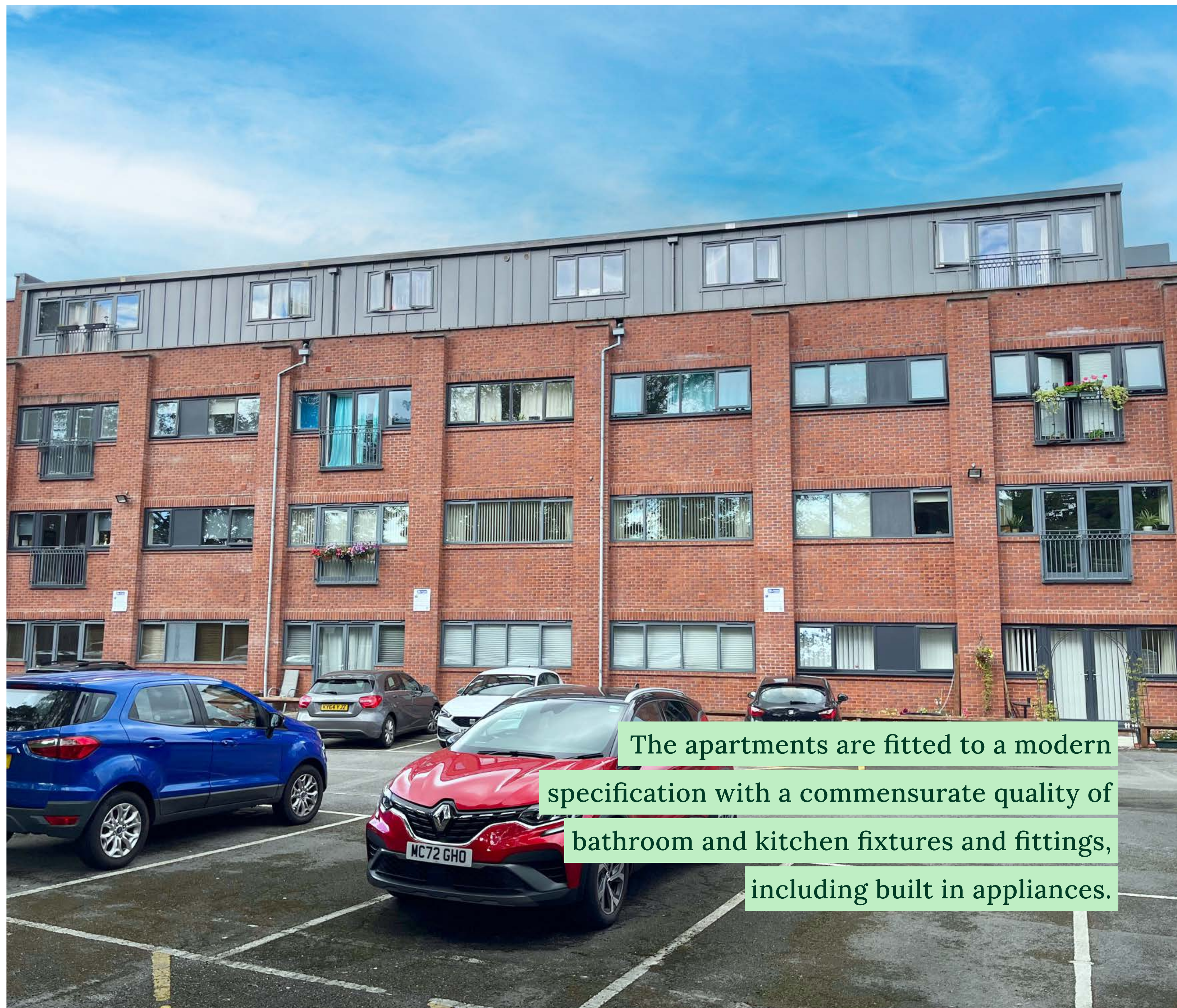
All apartments have an Energy Performance Certificate ranging from B to C.

Tenure

The property is held Freehold.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of funding will be required on all offers.



The apartments are fitted to a modern specification with a commensurate quality of bathroom and kitchen fixtures and fittings, including built in appliances.

Proposal

We are seeking offers in the region of

£3,250,000

(Three Million Two Hundred and Fifty Thousand Pounds)

For the Freehold interest, subject to contract.

A purchase at this level represents a gross yield of **5.12%** and a gross reversionary yield in excess of **7.61%**, after purchaser cost's of **6.48%**.

A purchase at quoting equates to a low average unit value of **£154,741** per unit.



£154,741 Low Average Unit Value



5.12% Gross Yield



7.61% Gross Reversionary Yield

Contact

For further information or to arrange a viewing please contact:

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