
meeks

Acre House, Sale Town centre

Guide Price £660,000 Leasehold

6 residential apartments For Sale Via Online Auction.

Description

For Sale Via Online Auction. Fee's Apply.
Opportunity to acquire a portfolio of six residential apartments in Sale Town Centre, comprising 2 x one-bedroom units and 4 x two-bedroom. Four apartments consist of 2 bedrooms, however 3 of these two bedroom apartments have 2 bathrooms, the other apartments all have 1 bathroom.



The portfolio is fully income producing with the following rental profile:
1 bedroom apartments: £900 pcm
2 bedroom apartments: £1,100 pcm

This generates a total annual income of £74,400.

Based on the advertised guide price, the gross yield would be approximately 11.3%.

All apartments benefit from allocated parking and integrated appliances included within the purchase price, enhancing tenant appeal and supporting long-term occupancy.

Each unit comprises:

Open plan living, dining and kitchen area
Storage/utility space

Integrated appliances throughout
Modern specification

The two bedroom units offer:

Two double bedrooms
Two bathrooms (including en-suite) - There are 4 flats with 2 beds, but only 3 with 2 baths, the other 1 flat has 1 bathroom.

The one bedroom units comprise:

One double bedroom
One bathroom

Additional Information:
Ground rent:
- £250 per unit, per year
Service charge:
- Currently two beds have an approx service charge of £4000 annual and one bed approx £2500 annually.

Located within a well-established rental area, the portfolio benefits from strong tenant demand, excellent transport links and proximity to local amenities.

A scalable, income-producing opportunity suitable for both individual investors and those seeking to expand an existing portfolio.

Council Tax Band: C (Trafford council)
Tenure: Leasehold - Lease is 150 years from 23 December 2015 (139 years left approx)
Ground Rent: £250 per year

Council Tax Band: C (Trafford council)
Tenure: Leasehold (150 years)
Ground Rent:
Service Charge:
RESIDENTIAL INVESTMENT PORTFOLIO – 6 APARTMENTS
Parking options: Residents
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: ADSL
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from

anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land

Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Tenure
Leasehold

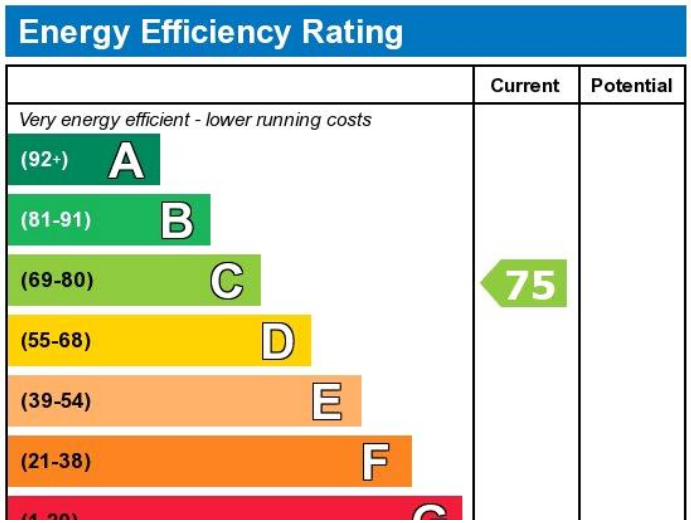












Viewing by appointment only
Property Market Hub - Sales & Lettings
151 Fog Lane, Manchester M20 6FJ
Tel: 0161 6355 888 Email: info@propertymarkethub.co.uk Website:
https://www.propertymarkethub.co.uk