



## FOR SALE - RESIDENTIAL BLOCK INVESTMENT

The block can be sold as one or split up into smaller lots of 2 or 3 flats

Flats 21a Turnstone Road, 10 Fulmar Drive, Flat 15-19 Turnstone Close, Stockport SK2 5JL

5 residential apartments producing an income of £18,919 per annum, with a potential reversionary income of £35,000 per annum.

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate



5 residential apartments

**Location**

The property is located in the area of Bosden Farm, in stockport. The area is predominantly residential, with the retail on the parade serving the local community. Local amenities for the area are goo, with Stockport Golf Club is situated approximately 600 metres away, whilst Stepping Hill Hospital is situated approximately 1 kilometre away, making this area ideal for workers there.

**Description**

The flats are situated on the first floor, which is accessed via a staircase to the side of the building. The investment comprises of 5 residential units, with 2 vacant and 3 on AST's.

**Price** Offers in the region of £500,000 (five hundred thousand pounds) for the long leasehold interest. ***This represents a low capital value of £159.28 psf, which is less than replacement cost.***

The purchaser may qualify for multi-unit relief on stamp duty. They should rely on their own enquiries in this regard.

**VAT** The premises are not elected for VAT

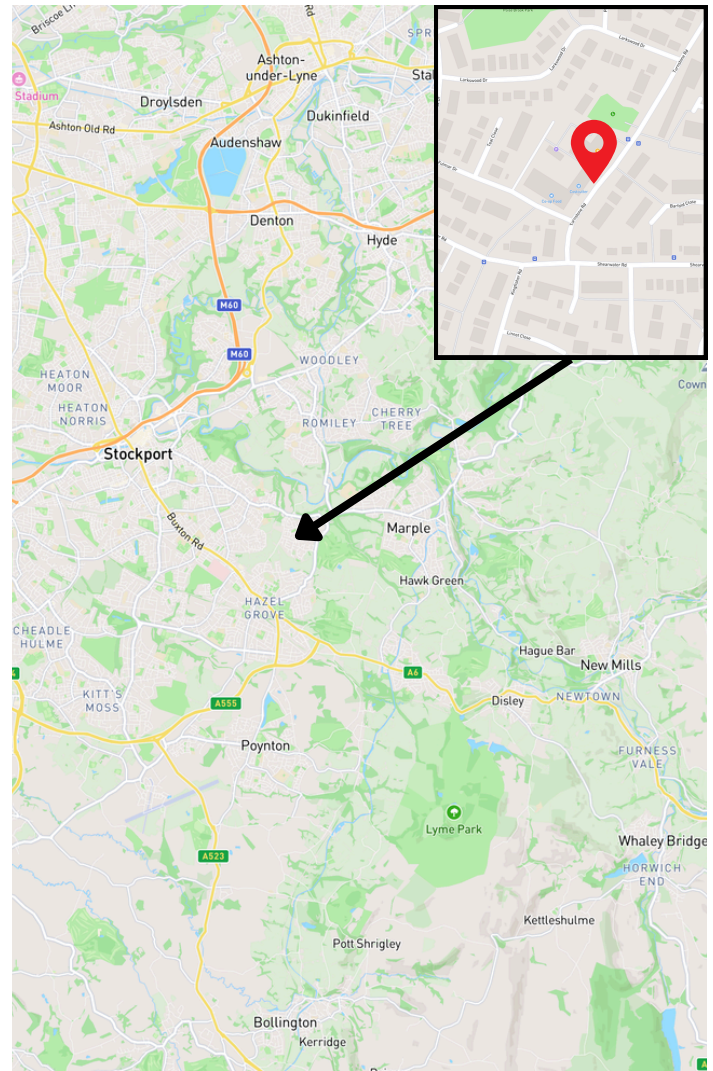
**EPC Rating** TBC

**Tenure** A new 999 year long leasehold at a peppercorn ground rent.

**Anti money laundering procedures** In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

**Tenancy schedule**

Please note that all the information in the below tenancy schedule has been provided by the landlord and all interested parties are advised to check the validity of it.



Asset Name	Beds	Lease start	Lease end	Sq ft	Rent	ERV
Flat 6 (21a Turnstone Road, Bosden Farm Shopping Centre, Stockport	2	N/A	N/A	560	£0	£7,000
Flat 10, Fulmar Drive, Bosden Farm Shopping Centre, Stockport	2	29-Sep-20	Holding over	754	£5,719	£7,000
Flat 15 Turnstone Close, Bosden Farm Shopping Centre, Stockport	2	N/A	N/A	610	£0	£7,000
Flat 17, Turnstone Close, Bosden Farm Shopping Centre, Stockport	2	11-Dec-20	Holding over	602	£6,600	£7,000
Flat 19, Turnstone Close, Bosden Farm Shopping Centre, Stockport	2	11-Dec-20	Holding over	613	£6,600	£7,000
<b>Total</b>				<b>3139</b>	<b>£18,919</b>	<b>£35,000</b>

**Contact owners sole agents:**

**Assembly CRE**  
020 3576 3331  
www.assemblycre.co.uk

**Kevin Neun**  
07717 874 710  
kevin@assemblycre.co.uk

**Jamie Mackenzie**  
07533 348 479  
jamie@assemblycre.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

