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Investment For Sale

163 – 167 Dickenson Road, Manchester M13 0YN

- Located on the busy junction of the **A34 (Anson Road)** and the **A6010 (Dickenson Road)**, one of the main routes into Manchester city centre.
- Close proximity to both the commercial districts of **Rusholme** and **Longsight**.
- The property currently produces an income of **£51,288 per annum**, rent will increase to **£58,188 per annum** upon letting the vacant flat.
- Offers in excess of **£795,000 (Seven Hundred and Ninety Five Thousand Pounds)** which reflects a net initial yield of **6.09%** after purchaser's costs at 5.75%.

0161 833 0023

55 King Street, Manchester M2 4LQ
email: manchester@knightfrank.com



Location

The subject property is located on the junction of the A34 (Anson Road) and the A6010 (Dickenson Road), one of the main routes into Manchester city centre. The building runs along Dickenson Road into Longsight with its busy retail and commercial centre and benefits from close proximity to both Rusholme and Longsight.

Description

The property is a two storey building with a substantial basement. The building provides retail on the ground floor and residential apartments on the upper floor.

Tenure

The property is held on 999 year long leasehold from 24th July 1836.

Tenancy Details

Retail						
Address	Tenant	Rent Passing	Lease Start	Lease Expiry	Rent Review	Area (sq ft)
163a Dickenson Road	Colours Travel Centre Limited	£7,500 pa	11/04/07	10/04/12	3 yearly	450
163 – 165 Dickenson Road	Abdul Rahim / Mujahid Ishaq t/a Appliances World	£16,800 pa	01/03/04	30/06/11	2 August 2009	1,000
167 Dickenson Road	Asif Khan t/a Ali's DIY	£7,488 pa	01/03/05	01/03/15	3 yearly (May 2008 is currently outstanding)	600
Residential						
49 Anson Road	Mr L Olbinski & Miss M Doreda	£6,600 pa	10/11/07	09/05/09	Assured Shorthold	
Flat 2, 49a Anson Road	M Genane	£5,400 pa	21/11/08	20/11/09	Assured Shorthold	
Flat 1, 167a Dickenson Road	Vacant					
Flat 2, 167a Dickenson Road	Mr F Javid	£7,500 pa	14/09/08	15/09/09	Assured Shorthold	
Total		£51,288 pa				



Proposal

We are seeking offers in excess of **£795,000 (Seven Hundred and Ninety Five Thousand Pounds)** which reflects a net initial yield of **6.09%** after purchaser's costs at 5.75%.

Further information

For further information or to arrange an inspection, please contact:

Steve Carrick
Knight Frank
55 King Street
Manchester
M2 4LQ

Tel: 0161 833 0023
D/L: 0161 833 7690
Mob: 07711 042 584

Email: steve.carrick@knightfrank.com

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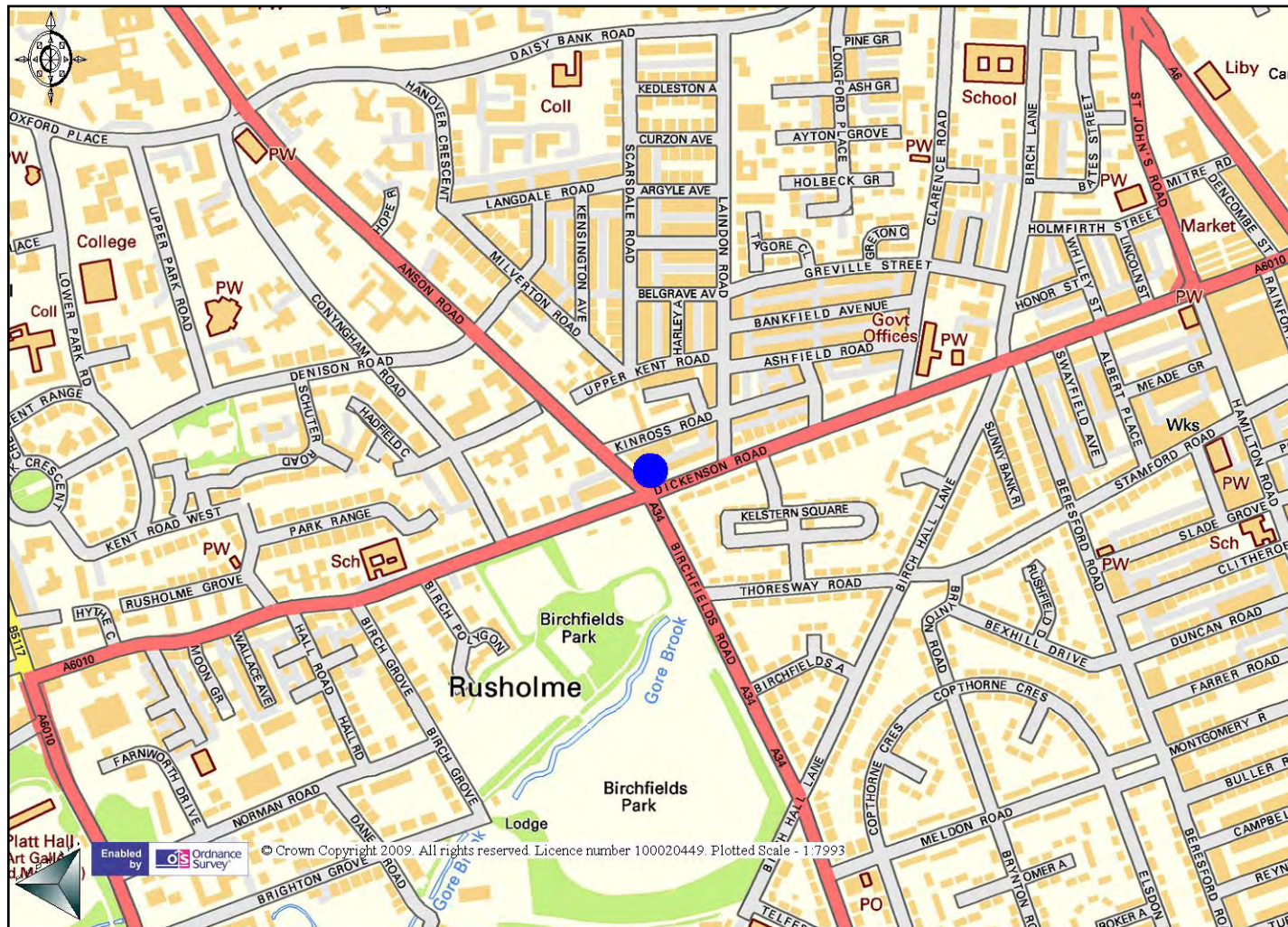


Location Map





Street Map





Detail Map

