



LETS BUILD
Portfolios

OFF MARKET AND EXCLUSIVE!

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers.

Mason Place For Sale

Let's Grow Your Portfolio

Heywood Residential Development

- Converted Public house For Sale
- Residential and Commercial units
- Sale Price £1,122,000 Including fees
- Attractive 6.7% Gross Yield
- Potential gross income generating £75,420
- 90% Fully Let
- Parking spaces for 6 cars
- Located in Greater Manchester
- Prime location for future capital growth as Heywood is currently experiencing government investment and infrastructure improvements
- More info on request

The Numbers

We are extremely proud to present you with this excellent opportunity, to acquire a former public house that's been converted into residential and commercial accommodation. This is completely off market!

We are offering you the exclusive chance to acquire the freehold, prior to it ever coming to market.

6 x 1 bed apartments

2 x studio apartments

2 x commercial units

The property is currently 90% tenanted

GDV	£1,100,000
Purchase Price (incl fees)	£1,122,000
Gross Rental Income per Annum	£75,420
Gross Yield	6.7%
Acquisition Costs (Financed)	£280,500
Annual ROI (Financed)	26%

**** Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. ****

Schedule of Accommodation

Unit	Beds	Rent P/M	Rent P/A	Status
Apartment 1	1 Bed (roof terrace)	£595	£7,140	Occupied
Apartment 2	1 Bed	£550	£6,600	Occupied
Apartment 3	1 Bed	£575	£6,900	Occupied
Apartment 4	1 Bed	£650	£7,800	Occupied
Apartment 5	1 Bed	£525	£6,300	Occupied
Apartment 6	1 Bed	£550	£6,600	Occupied
Apartment 7	1 Bed	£495	£5,940	Occupied
Apartment 8	1 Bed	£475	£5,700	Occupied
Retail Unit 1	Retail	£620	£7,440	Agreed Rent, Contracts to be signed
Retail Unit 2	Retail	£1,250	£15,000	Vacant with interest
TOTAL		£6,285	£75,420	

- This development will showcase the transformation of a characterful former public house into a selection of modern living apartments. Comprising of six one bedroom apartments & two studio apartments with commercial space at street level



Local Info

- Heywood is a traditional Mill Town in the North West of England. Heywood is a 30-minute drive from Manchester City Centre and 30 minutes from the Peak District National Park. The town is home to around 30,000 residents.
- Heywood has received a recent boost with the "South Heywood Masterplan" getting the green light in 2018. This is a long-term plan which includes a 2.2km link road providing a direct link to employment areas, unlocking 105m sqft of commercial space. The plan will also create 1,000 new homes, a new primary school, a new village retail centre, public transport provisions and an extensive open public space. The plan is forecast to bring an additional 2,400 jobs into the area
- The South Heywood masterplan is an ambitious long-term development that will support and significantly enhance economic opportunities in the borough and benefit the local area by providing high quality family homes, jobs and community facilities.



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THIS DOCUMENT IS JUST A GLIMPSE OF WHAT'S ON OFFER. FURTHER INFORMATION CAN BE PROVIDED UPON RECEIPT OF A SIGNED NDA. PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost

Contact Christopher Gaskin

www.letsbuildproperty.co.uk

chris@letsbuildproperty.co.uk

Land Line +44 (0) 1274 296823

Mobile +44 7944 281 298