

FOR SALE



INVESTMENT PROPERTY (TAKEAWAY AND SELF CONTAINED FLAT ABOVE)

**277 PALATINE ROAD
NORTHENDEN
M22 4ET**

- Total passing rent £19,300pa
- 8% gross return
- Popular and busy position on main stretch in Northenden

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the east side of Palatine Road not far from its junction with Mill Lane in Northenden, Manchester. Northenden is situated approx. 6 miles south of Manchester and is a popular up and coming South Manchester location. Princess Parkway (A5103) is less than 1 mile from the subject property which provides easy access to the M56 and M60 motorways.

DESCRIPTION

A mid terraced property with a takeaway on the ground floor and self contained 1 bed flat above, accessed from the rear.

PRICE

Offers in the region of **£240,000** which represents a gross yield of 8% and a reversionary yield based on the ERV of 9.5%.

TENURE

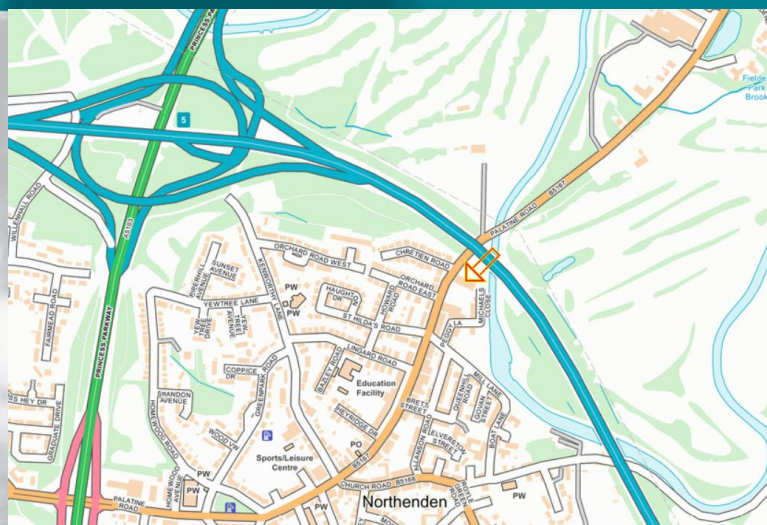
The property is held freehold under title no GM618426.

EPCs

Copies of the EPCs are available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.



ENQUIRIES/VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

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Date of Preparation: July 2026

ACCOMMODATION/LEASE

Property	Tenant	Size SQFT	Start Date	End Date	Rent Review	Passing Rent	ERV
277 Palatine Road	Private Individual t/a Sagor Balti	505 Sq ft (VOA area)	01.03.25	01.03.35	01.03.30	£10,800pa	£12,000pa
277A Palatine Road (1 bed flat)	Private Individual	527 Sq ft (EPC area)	N/A	N/A	N/A	£8,500pa £708.33pcm)	£10,800pa (£900pcm)
Total						£19,300pa	£22,800pa

