



FOR SALE

EXCELLENT RESIDENTIAL INVESTMENT OPPORTUNITY PORTFOLIO – NORTH WEST

(Twenty Residential Properties)

- 42 Digby Road, Queensway, ROCHDALE OL11 1TR
- 5 Industrial Street, BACUP OL12 9JJ
- 112 Infirmary Street, BLACKBURN BB2 3SF
- 7 Finchley Grove, Moston, MANCHESTER M40 9PU
- 30 Newlands Avenue, Syke, ROCHDALE OL12 OBN
- 11 Denehurst Road, Greave, ROCHDALE OL11 5DU
- 205 Royds Street, Newbold, ROCHDALE OL16 5JZ
- 4 Mossbank Grove, Heywood, ROCHDALE OL10 4UA
- 92 Starcliffe Street, BOLTON BL3 2PU
- 116 Cawdor Street, Farnworth, BOLTON BL4 7HX
- 147 Queens Drive, Kirkholt, ROCHDALE OL11 2NP
- 114 Newbarn Lane, Deepish, ROCHDALE OL11 1TD
- 4 William Henry Street, Lower Place, ROCHDALE OL11 1AL
- 30 Well Street, Lower Place, ROCHDALE OL11 1AX
- 18 Gladstone Crescent, Kirkholt, ROCHDALE OL11 2DQ
- 5 Queens Drive, Kirkholt, ROCHDALE OL11 2NP
- 78 Barrow Hill Road, Cheetwood, MANCHESTER M8 8DB
- 23 Fontwell Lane, OLDHAM OL1 4TE
- 255 Brunswick Street, NELSON BB9 0HS

Gross Estimated Rental Value £106,020 per annum

OIRO £1,200,000

REDUCED FROM £1.6 MILLION

(MAY SPLIT)

LOCATION

The twenty properties are in various locations in Manchester, Bolton, Rochdale, Blackburn, Oldham, Bacup and Nelson.

DESCRIPTION

A portfolio of 20 residential properties consisting of 6 semi-detached, 9 terrace, 3 flats, 1 townhouse and a 3-bed house with shop. Most properties are in good condition; however two properties require refurbishment before letting. All the properties are either 1, 2 or 3 bed, but please see the attached schedule for further information.

INCOME/TENANCY

Five of the properties are currently empty, as they are being marketed for sale individually with vacant possession. The current rental income from the portfolio is £74,400 per annum, however the estimated rental income for all the properties is £106,020 per annum.

SERVICES

Mains water, electricity, gas and drainage are connected. Please note that the installations or services have not been tested, but we are informed that up-to-date Landlords Gas Safety Certificates are in place for each property.

PROPOSITION

Our clients are seeking offers in the region of £1,200,000 (One Million, Two Hundred Thousand pounds) recently reduced from £1.6 Million, for their entire interest in the portfolio which is believed to be held freehold or long leasehold at a nominal ground rent.

V.A.T

We are advised by our client that no Vat would be payable on any transaction.

LEGAL COSTS

Each party is to pay their own costs.

FURTHER INFORMATION / VIEWINGS

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email info@prgibbs.co.uk . We are open from 9am to 5pm Monday to Friday.

FREE APPRAISAL

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

DISCLAIMER

IMPORTANT – Property Misdescription and or Misrepresentation

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (a) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- (b) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Date Updated: 06/08/2010

The Old Surgery, 108 Market Street, Westhoughton, Bolton, Lancashire, BL5 3AZ
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The Tenancies and Rents
are subject to change
without notice

P R GIBBS & CO

CHARTERED SURVEYORS  PROPERTY CONSULTANTS

P R Gibbs Co

01942 844100

Ref. DS Options Portfolio - Schedule of Properties 11/08/2010

Portfolio Name: DS Options Northwest Portfolio

Price: OiRO £1,200,000

Date: 27th July 2010

	Property Address	District	Town	Postcode	Description	Rent (p.c.m)	ERV (p.c.m)	ERV P.A.
1	42 Digby Road	Queensway	ROCHDALE	OL11 1TR	3 Bedroom Semi	£440.00	£450.00	£5,400.00
2	5 Industrial Street		BACUP	OL12 9JJ	2 Bedroom Terrace	£390.00	£400.00	£4,800.00
3	112 Infirmary Street		BLACKBURN	BB2 3SF	2 Bedroom Terrace	£395.00	£400.00	£4,800.00
4	7 Finchley Grove	Moston	MANCHESTER	M40 9PU	2 Bedroom Terrace	Vacant	£450.00	£5,400.00
5	30 Newlands Avenue	Syke	ROCHDALE	OL12 OBN	3 Bedroom Semi	£440.00	£450.00	£5,400.00
6	11 Denehurst Road	Greave	ROCHDALE	OL11 5DU	3 Bedroom Semi	£450.00	£450.00	£5,400.00
7	205 Royds Street	Newbold	ROCHDALE	OL16 5JZ	3 Bedroom Terrace	£440.00	£450.00	£5,400.00
8	4 Mossbank Grove	Heywood	ROCHDALE	OL10 4UA	3 Bedroom Townhouse	£400.00	£400.00	£4,800.00
9	92 Starcliff Street		BOLTON	BL3 2PU	2 Bedroom Terrace	Vacant	£400.00	£4,800.00
10	116 Cawdor Street	Farnworth	BOLTON	BL4 7HX	2 Bedroom Semi	Vacant	£450.00	£5,400.00
11	147 Queens Drive	Kirkholt	ROCHDALE	OL11 2NP	1 Bedroom Flat	£350.00	£350.00	£4,200.00
12	114 Newbarn Lane	Deepish	ROCHDALE	OL11 1TD	2 Bedroom Terrace	Vacant	£400.00	£4,800.00
13	4 William Henry Street	Lower Place	ROCHDALE	OL11 1AL	2 Bedroom Terrace	£390.00	£390.00	£4,680.00
14	30 Well Street	Lower Place	ROCHDALE	OL11 1AX	2 Bedroom Terrace	£400.00	£400.00	£4,800.00
15	18 Gladstone Crescent	Kirkholt	ROCHDALE	OL11 2DQ	1 Bedroom Flat	£300.00	£325.00	£3,900.00
16	5 Queens Drive	Kirkholt	ROCHDALE	OL11 2NP	1 Bedroom Flat	£325.00	£325.00	£3,900.00
17	757 Middleton Road		OLDHAM	OL9 9SP	3 Bedroom Terrace	£495.00	£500.00	£6,000.00
18	78 Barrow Hill Road	Cheetwood	MANCHESTER	M8 8DB	3 Bedroom Semi	£490.00	£750.00	£9,000.00
19	23 Fontwell Lane		OLDHAM	OL1 4TE	3 Bedroom Semi	£495.00	£595.00	£7,140.00
20	255 Brunswick Street		NELSON	BB9 0HS	3 Bed House With Shop	Vacant	£500.00	£6,000.00
						£6,200	£8,835	£106,020
					Annualised Rents:	£74,400	£106,020	

NOTES: We are advised that most of the properties are tenanted - at any one time there will be some vacant properties as tenants come and go. Currently there are 5 empty properties, the rest are tenanted. Most (probably over 90%) of the properties have Gas Central Heating and Double Glazing or partial Double Glazing.

P R Gibbs & Co have not inspected internally the above properties nor have the tenancy agreements been inspected. The above information has been provided by our vendor client and their representatives and so all is subject to confirmation.

The above schedule is subject to change at short notice.

The information herein has been provided by our clients and has not been verified by P R Gibbs Co. Interested parties should verify the accuracy of the information prior to entering into any agreement.