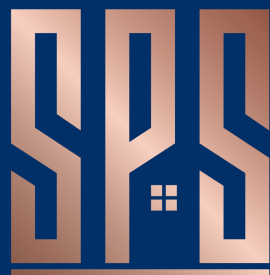




Hallfield House  
Stockport



Guide Price  
£1,450,000



# Hall Street, Stockport, SK1 4DA

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Hallfield House is an exceptional new investment opportunity. This period property on Hall Street, Stockport has been carefully converted into 7 unique self-contained 1 bedroom apartments spanning across 4 storeys. This development is being sold as a whole with an attractive new lease in place with a local care provider securing a gross initial yield of 6.5%. The development is due for completion end of April 2024.

# Details and Specification

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## **Apartment Specification:**

*All apartments will be “turnkey”, and all will include the following –*

- Howdens Kitchens
- Fitted appliances: 70:30 fridge freezer, oven, electric hob, extractor, and sink.
- Storage cupboards with washer/dryer.
- 3-piece bathroom suites.
- Fitted floor coverings.
- Gas combi heating system

## **Development Info:**

- All apartments will be supplied with a 10 year ABC Structural Warranty.
- All apartments will be finished with an EPC rating of C.
- Utilities – Gas, water and electric.
- Cat 6 internet connection throughout.
- 7 parking spaces (1 of which will be disabled parking). EV charging supplied to 3 of the spaces.
- External cycle and bin store.
- CCTV with remote access

## **Care Provider Lease (Heads of Terms) –**

- New commercial lease within the supported living sector (Cheshire based) – established care provider operating for over a decade guaranteed by holding company.
- 12.5-year lease.
- Break clause halfway through the term (change of government directive affecting supported living circumstances).
- Full FRI at an initial annual rent of £94,640.
- Rent review – Annual CPI upwards only indexation capped at 5%, collar at 2%.

# Accommodation Schedule

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## Lower Ground Floor –

- Apt 1 – 1 bedroom (547 ft<sup>2</sup> / 50.8 m<sup>2</sup>)
- Apt 2 – 1 bedroom (612 ft<sup>2</sup> / 56.8 m<sup>2</sup>)

## Ground Floor –

- Apt 3 – 1 bedroom (510 ft<sup>2</sup> / 47.3 m<sup>2</sup>)
- Apt 4 – 1 bedroom (wheel chair accessible)  
(534 ft<sup>2</sup> / 49.6m<sup>2</sup>)

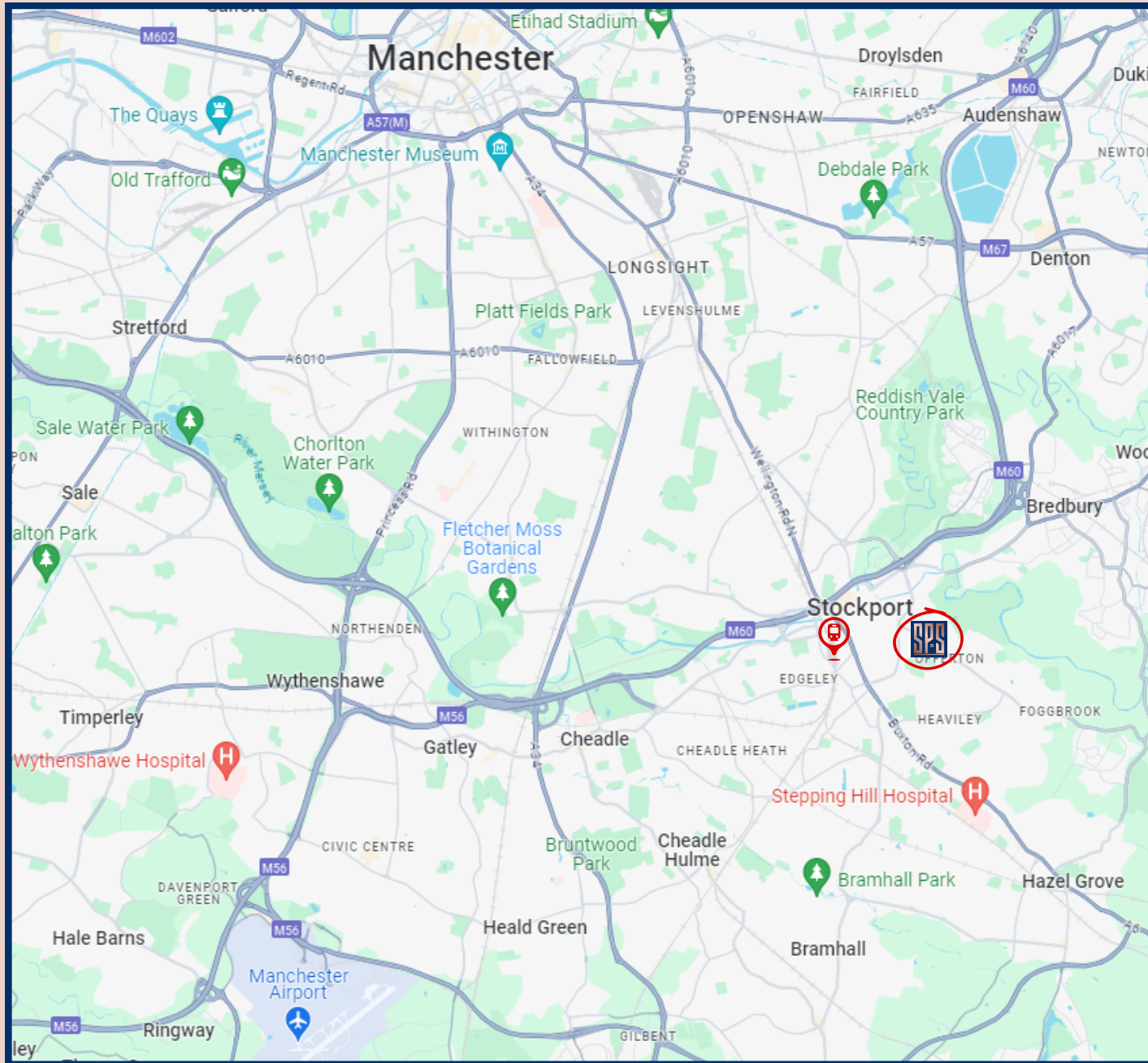
## First Floor –

- Apt 5 – 1 bedroom (400 ft<sup>2</sup> / 37.1m<sup>2</sup>)
- Apt 6 – 1 bedroom duplex (538 ft<sup>2</sup> / 50m<sup>2</sup>)
- Apt 7 – 1 bedroom duplex (538 ft<sup>2</sup> / 50m<sup>2</sup>)



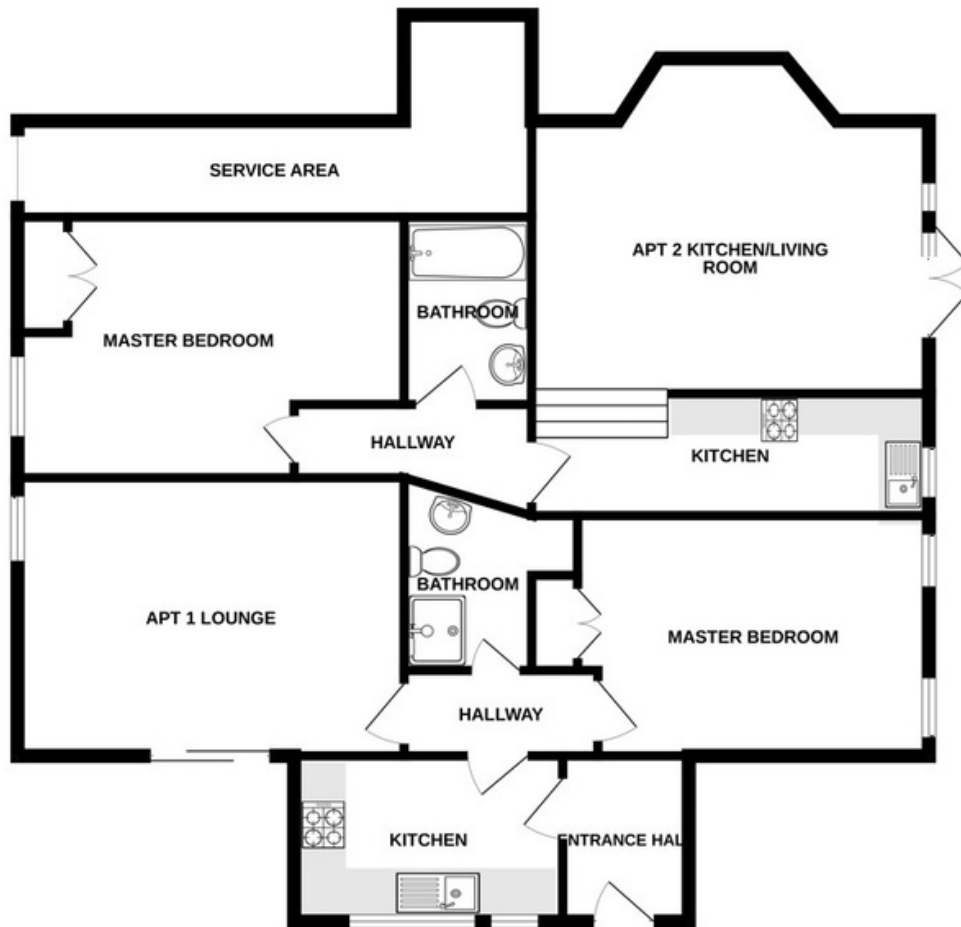
# Location

Hallfield House is located in Offerton, Stockport. The development has excellent transport links with it being only 0.8 miles from Stockport Train Station providing direct lines to both London Euston (less than 2 hours) and Manchester City Centre (16 mins). Again, the development is less than a mile away from accessing the M60 linking to the wider national motorway network. Just 8.5 miles away is Manchester Airport. Benefit from the fantastic local amenities with a short 6 min walk to The Underbanks/Market Place.

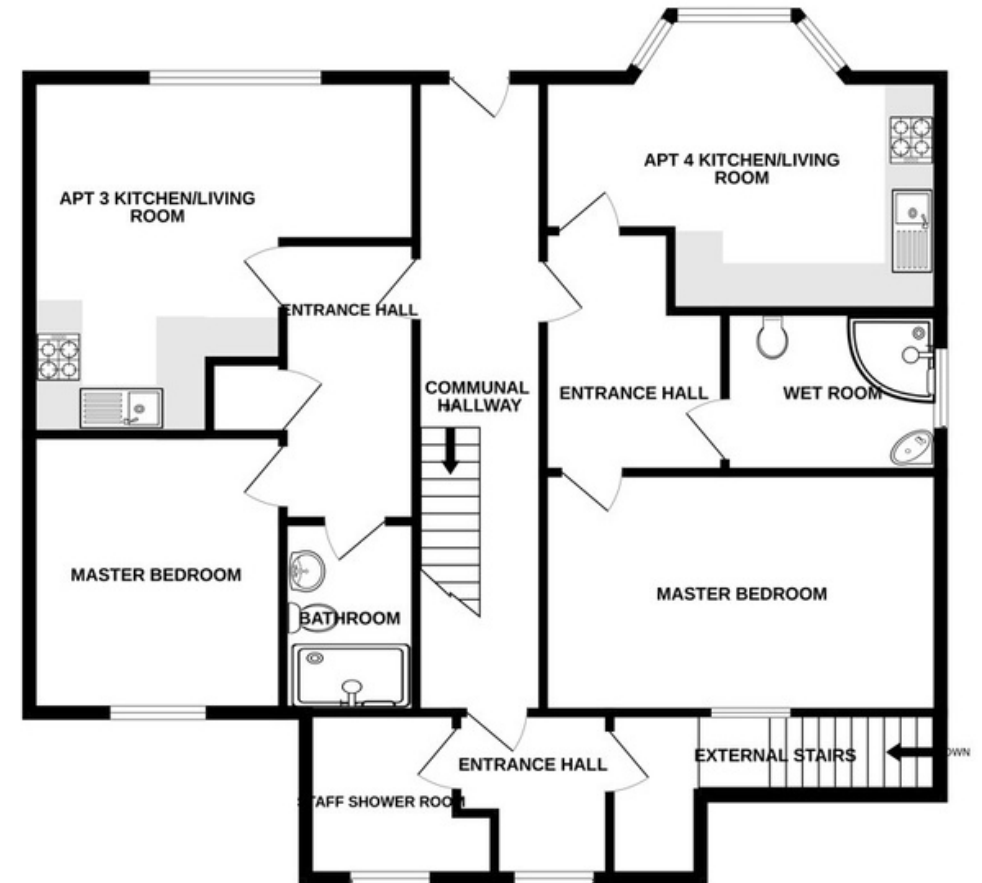


# Floorplans

LOWER GROUND FLOOR



GROUND FLOOR

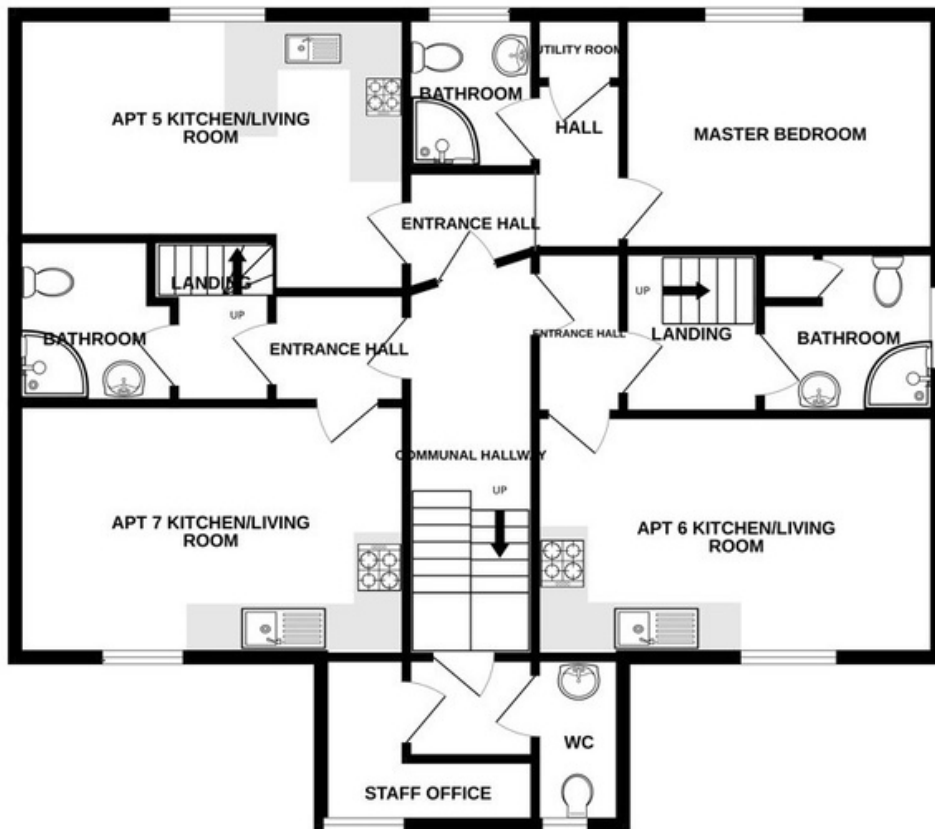


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

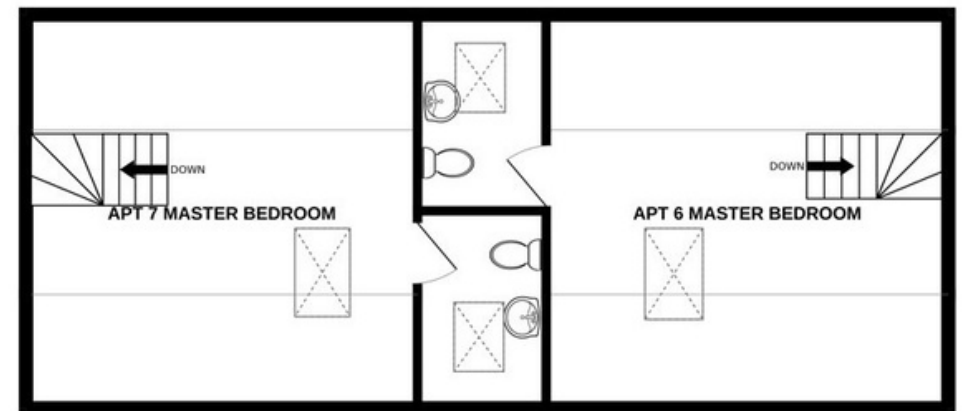
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# Floorplans

1ST FLOOR



2ND FLOOR



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# Viewings

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*Viewing to be arranged strictly by appointment only. Please contact:*

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# Viewing Notes

