

# JULIAN WADDEN



Chennai Dosa

The Finest South Indian and Sri Lankan Restaurant

#### Our Branches

- 1. 10 High Street, North York (London) E1 1AA
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- 4. 10 High Street, North York (London) E1 1AA

We are part of the  
**Chennai Dosa**  
Group

Chennai  
**Dosa**

Tel: 0161 317 7251  
[www.chennaidosa.com](http://www.chennaidosa.com)

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001 0161 42 3000

INDIAN & INDIAN STREET FOOD

ALEX

303/305 Palatine Road  
Northenden



Guide price £325,000  
 Square Footage:  
 Council Tax Band: A - each apt  
 Tenure: Leasehold  
 Service Charge:  
 Sat Nav Directions: M22 4HH

A RARE MIXED USE INVESTMENT OPPORTUNITY IN THE HEART OF BUSTLING NORTHENDEN VILLAGE. 8% Yield - offered for sale is this tenanted retail/restaurant to the ground floor with 2 self contained duplex apartments above. Strictly for sale as a whole, this is an excellent opportunity generating a attractive yield. Collectively the premises is currently generating in excess of £26,000 per annum with tenants in situ, representing an 8% gross yield.

Ground Floor: Restaurant premises covering 1,620 sq ft with a lease agreed until 31st July 2022. The commercial space is currently generating a rental of £1,124.99 pcm. (£13,499.88 p.a)

Flats: Both units are duplex flats comprising; living room, kitchen, two well proportioned bedrooms and bathrooms positioned on the second floor. Both flats are currently tenanted on a rolling agreement generating £525 pcm each. (£12,600 p.a)

Contact Julian Wadden Didsbury on 0161 434 4311 for further information and viewing appointments.

**Energy Performance Certificate**

SAAP

Flat A  
 303 Palestine Road  
 MANCHESTER  
 M22 4HH

Dwelling type: Mid-floor Masonette  
 Date of assessment: 17 June 2008  
 Date of certificate: 17 June 2008  
 Reference number: 20814267-0598-2075  
 Total floor area: 63 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
D	A	F	B

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	263 kWh/m <sup>2</sup> per year	209 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.2 tonnes per year
Lighting	£66 per year	£26 per year
Heating	£318 per year	£272 per year
Hot water	£75 per year	£66 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

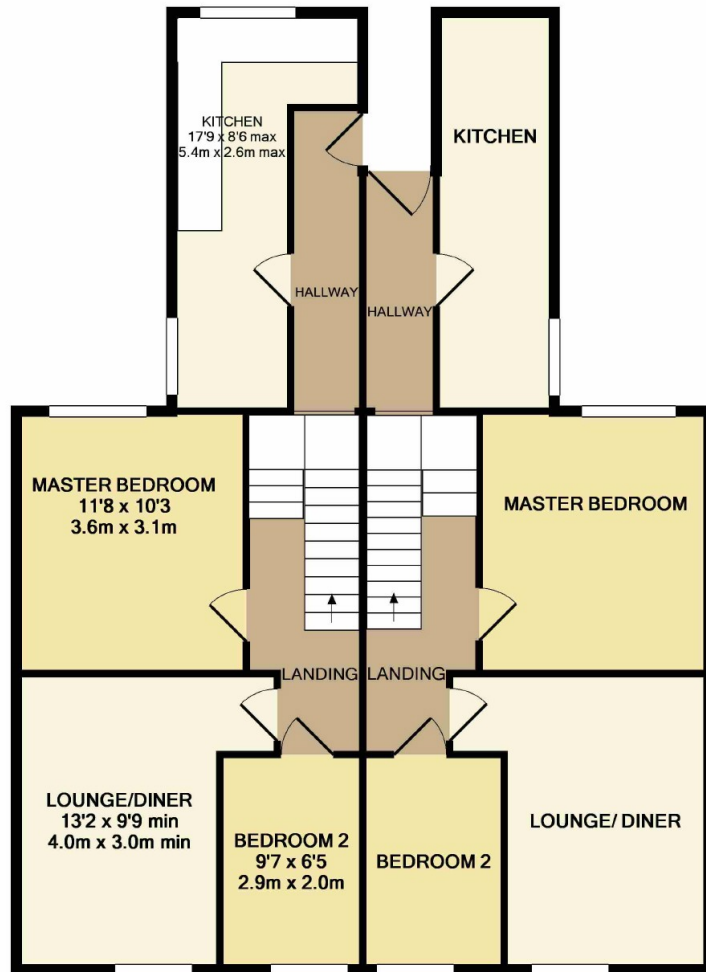
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

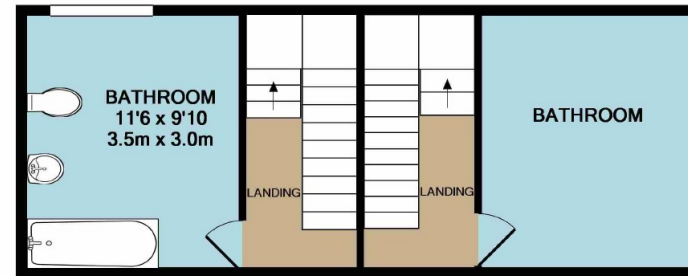
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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1ST FLOOR  
APPROX. FLOOR  
AREA 1046 SQ.FT.  
(97.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (129.9 SQ.M.)  
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Didsbury Branch  
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.