



# Vie Building, Water Street, Manchester

£380,000 Leasehold

Great Investment Opportunity

## Description

GREAT OPPORTUNITY FOR INVESTORS, ALSO ONLY OPEN TO CASH BUYERS. This unique property located in the Vie Building not only comes with a 2 bedroom apartment but also a commercial space on the ground floor that has previously had planning approval to convert it in to a second 2 bedroom apartment.

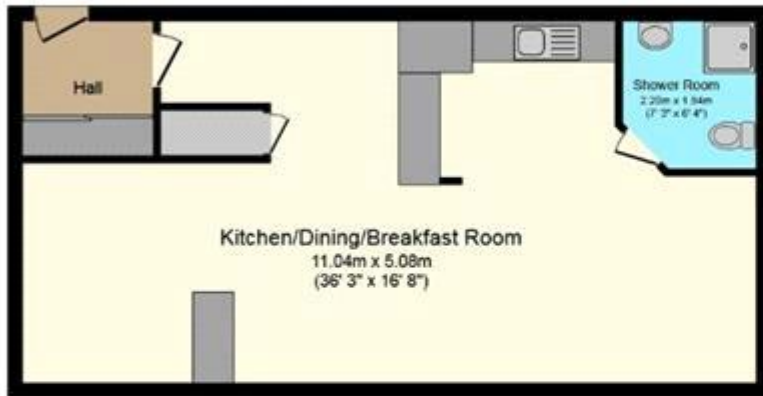
The first floor apartment benefits from two double bedrooms, one bathroom and open plan kitchen and living area with access to a balcony. There is also a stair case in the apartment leading down to a private access that leads on to the development car park. The entrance to the commercial space is also through the private access from the car park. This unit is very large with floor to ceiling windows that have doors that lead to the outside. The unit also already has a shower room and a small kitchen area built in. As I mentioned the commercial unit had planning permission in 2014 to renovate it in to a large 2 double bedroom apartment.

This property is situated on the edge of the city centre with many amenities close by such as Regent Park which has such stores as Sainsbury's, Boots and also JD Gyms. There are also many fast food restaurants near by but you can walk into the city centre within 15mins for night life and retail therapy. This unit is a great investment opportunity as renovating the commercial space would give you large rental income from both units combined.



## Tenure

Leasehold



## Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx



## First Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 120.0 sq. m. (1,292 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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