



Fusion Apartments

For Sale: £144 000

- **Rental: £725**
- **Rental Yield: 6.2%**
- **Lease Term – 150 Years (2004)**
- **Service Charge: £1176 per annum**
- **Ground Rent: £200 per year**
- **Tenanted until 4th September 2019**

The Smithfield Building is one of Manchester's finest warehouse conversions, offering an abundance of character and charm. When you walk into the entrance of the Development, there is a breath-taking glass covered central atrium with communal courtyard and black bamboo trees, with a lift and stairs to all floors. The development is located in the heart of Manchester's popular Northern Quarter, situated on the door step of all the city's best restaurants, shops and bars. It is also a stone's throw from Manchester Victoria Station and Shudehill Tram station, ideal for long commutes as well as short journeys around the city.

O'Connor Bowden are proud to offer this unique chance of a buy to let investment opportunity in the heart of the Northern Quarter. This is a true loft style, one bed fully furnished apartment is 656 sq ft and is situated on the second floor, boasting original features including exposed brickwork, cast iron frame work and exposed timber beams. Comprises: a very spacious living room, contemporary style kitchen, one double bedroom and a fully tiled main bathroom. Large windows throughout the property allow for plenty of natural light.



Contact us on: 0161 833 3820

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