



FOR SALE

27 Rose Lane

Liverpool

L18 8AD

- Freehold Investment Opportunity
- Well Established Desirable Location
- Average Passing Rent: £23,120 per annum
- Net Initial Yield of 9%

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27 Rose Lane, Liverpool, L18 8AD

Location

The property fronts onto the Southeasterly side of Rose Lane in the Mossley Hill area approximately 4 miles southeast of Liverpool City Centre. The immediate locality forms part of a good quality suburban residential area which is dominated by residential properties. Rose Lane is a reasonably busy single carriageway local distributor road on both sides of which there are mixed residential and commercial shopping frontages. The majority of shops are occupied by local traders but there are a few multiples including Tesco Express, but it is popular with specialist and destination traders including, for example, wine bars and restaurants, interior designers, and hair and beauty salons. The subject property is situated at the corner of Rose Lane and Bridge Road in close proximity to Mossley Hill train station, providing excellent links to Liverpool City centre, with kerbside parking permitted on nearby side roads.

The Property

The property is a two-storey end terrace building of traditional brick construction under a pitched roof. It is flat fronted and faces directly onto the pavement comprising a ground floor commercial shop unit currently trading as an Aesthetics Clinic and fit out for this purpose with a single storey outrigger projection on the back and walled yard area. The upper floors comprise a self-contained 1 bed apartment with access from Bridge Road.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 60.4 sq.m (650 sq.ft)

Tenancy Information

We understand the ground floor is currently let by way of 5 year effectively Full Repairing and Insuring lease from 24th April 2024 at a current passing rent

of £15,000 per annum rising to £16,000 per annum in Year 2 of the term and £17,000 per annum in Year 3, 4 & 5 of the term. The first floor apartment is currently let by way of an Assured Shorthold Tenancy at a rent of £560 pcm..

Further details available upon request.

Tenure

Freehold

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,250.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Guide Price

£250,000, reflecting a Net Initial Yield of 9% (after deducting purchasers costs at 2.6%)

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk

