



FOR SALE

427 Smithdown Road,
Liverpool, L15 3JL

- Freehold Investment Opportunity
- Main Arterial Route
- Well Established Location
- Gross Income: £34,546 per annum.
- Gross Yield of 12.5%

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Location

The subject premises is situated fronting onto Smithdown Road close to its junction with Langdale Road approximately 3 miles east of Liverpool City Centre. Smithdown Road (A562) is the main arterial route linking Liverpool City Centre and Queens Drive (A5058). The property forms part of a busy retail parade with the immediate surrounding area consisting of a mixture of residential housing and a mixed use commercial/residential premises which includes a number of local and national occupiers including Bargain Booze, Barber Shop, and Nomad Coffee shop to name but a few.

The Property

The property is a three storey mid 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 a Food Bank Office and fit out for this purpose benefiting from gas central heating with storage to the rear as part of the two storey outrigger projection on the back and walled yard area. The upper floors comprise self-contained 6 bed HMO with access through main entrance contained within the front elevation via small vestibule.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Net Internal Area: 42.6 sq.m (481 sq.ft).

Tenancy Information

We understand that the Ground Floor is currently let by a local retailer, on an effectively Full Repairing and Insuring Lease for a Term of 5 years from 2023 at a current passing rent of £9,600 per annum. The upper floors are a 6 bed HMO on an Assured Shorthold Tenancy Agreement, at a

collective rent of £24,946 per annum. Total Gross Income: £34,546 per annum.

Further details available upon request.

Tenure

We understand the property is held Freehold and on behalf of of LPA/Fixed Charge Receivers.

EPC

We understand the property has a Energy Performance Rating of D. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £6,600.

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

Price

£275,000, reflecting a Gross Yield of 12.5%.

Viewings

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

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

