



## FOR SALE

3 Oxford Road,  
Liverpool, L22 8QE

- Freehold Investment Opportunity
- Well Established Tenant
- Current Passing Rent: £17,200 per annum
- Net Initial Yield: 8.4%

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### Location

The property fronts on to Oxford Road approximately 0.2 miles south east of the shopping / commercial district centre of Waterloo and is approximately 5.5 miles north east of Liverpool City Centre. The immediate surrounding area is predominately residential in nature with both sides Oxford Road providing terraced housing along both sides.

### The Property

The property is a two storey mid terrace building of traditional brick construction under a pitched roof. It is flat fronted and faces directly on to the pavement close to its junction with Wellington Street. The property comprises a ground floor commercial shop unit currently trading as a convenience store and fit out for this purpose with storage to the rear and walled yard area. The first floor comprises a self-contained two bed residential flat with access to the flat is provide by the service door contained within the front elevation.

### 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: 35 sq.m (377 sq.ft)

### Tenancy Information

We understand that the property is currently let by a local convenience store, on a new and effectively Full Repairing and Insuring Lease for a Term of 20 years from December 2022 at a current passing rent of £10,000 per annum. The first floor is let by way of an Assured Shorthold Tenancy at a rent of £7,200 per annum.

Further details available upon request.

### EPC

We understand the property has an Energy Performance Rating of C. Further details available upon request.

### Rates

We understand through internet enquiries that the property has a rateable value of £2,900. Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Price

**Offers in Excess of £200,000, for the Freehold interest.**

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

