



FOR SALE

8-10 Wavertree Road,
Liverpool, L7 1PQ

- Freehold Residential Investment Opportunity
- In Close Proximity to Liverpool's Knowledge Quarter & City Centre
- Potential Income of £43,200 per annum
- Gross Yield of 6.75%

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Location

The property is located fronting onto Wavertree Road (B5178) close to its junction with Kinglake Street and in close proximity with Edge Lane (A5047), the main arterial route linking the M62 with Liverpool City Centre which is approximately 2 miles west of the subject property. The immediate surrounding area consist of predominately residential/student housing, with national commercial occupiers in close proximity such as Tesco Metro and Taskers Home Store to name but a few. The nearby knowledge quarter comprises a 450 acre site in the final stage of redevelopment providing space for creative industries such as, science technology, education and health at a cost of £2 billion.

The Property

The property is a three storey mid terrace double fronted Georgian building of traditional brick construction under a pitched roof. It is flat fronted and faces directly onto the pavement comprising 6 self contained residential apartments with split services - 5 x 2 bed and 1 x 1 bed. The building and apartments are well presented and maintained with each floor comprising 2 apartments with access to each floor via a central staircase. Externally, there is a small walled yard area with access via a single storey outrigger projection.

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

Flat 1

Living Room: 3.27 (w) x 4.36 (d)
Kitchen: 3.26 (w) x 1.75 (d)
Bedroom: 3.31 (w) x 3.8 (d)
Bathroom: 3.15 (w) x 1.43 (d)

Flat 2

Living Room: 5.49 (w) x 3.29 (d)
Kitchen: 1.95 (w) x 2.81 (d)
Bedroom: 4.3 (w) x 2.87 (d)

Bedroom: 2.45 (w) x 3.36 (d)

Bathroom: 1.67 (w) x 2.14 (d)

First Floor

Flat 3: Not Measured.

Flat 4: Not Measured, but we understand it to be the same dimensions at Flat 2.

Second Floor

Flat 5: Not Measured.

Flat 6: Not Measured, but we understand it to be the same dimensions of Flat 2.

Tenancy Information

We understand that all occupiers were originally on 6 month Assured Shorthold Tenancy Agreements however each occupier is currently holding over with no tenancy documentation available.

Tenure

We understand the property is held Freehold with each apartment split on its` own leasehold title.

EPC

A full copy of the EPC is available upon request.

Council Tax

Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Price

£450,000, reflecting a Gross Yield of 7.15%.

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)

