



## FOR SALE

Unit 8, 10-14 Jamaica  
Street, Liverpool, L1  
0AF

- Investment Opportunity
- Well Established Commercial District
- Passing Rent: £15,000 per annum
- Net Initial Yield of 10%

## FOR SALE

Unit 8, 10-14 Jamaica Street, Liverpool, L1 0AF



### Location

The premises are situated fronting onto Jamaica Street close to its junctions with Kitchen Street and Bridgewater Street on the periphery of Liverpool City Centre, in the heart of the Baltic Triangle. The immediate surrounding area consist of residential housing and new build apartment blocks with a number of leisure occupiers and creative enterprises including Liverpool Sound City, Camp and Furnace, Baltic Hotel and Baltic Creative CIC to name but a few.

### The Property

The subject property comprises a ground floor commercial unit within a 6/7 storey mixed use building consisting of 99 apartments and 8 further ground floor commercial units occupied by a commercial Tenant trading as a beauty business and fit out for this purpose.

### Accommodation

We have been unable to conduct a measured survey of the premises however understand through internet enquires and in accordance with the Valuation Office Agency (VOA), provide the following approximate areas and dimensions:

#### Net Internal Area

Ground Floor: 18.7 sq.m. (201 sq.ft.)

Mezzanine: 14.35 sq.m (154 sq.ft)

### Tenure

The premises are held by way of a long leasehold interest for the residue term of 255 years from 1st January 2015 with a current ground rent of £611.24 per annum.

### Tenancy Information

We understand that the property is currently let on an effectively Full Repairing and Insuring Lease for a Term of 25 years from 1st January 2021, with a break options every 3rd Anniversary of the Lease Term and Rent Review provision at a current passing rent of £15,000 per annum.

Further details available upon request.

### EPC

Full report available upon request.

### Rates

We understand through internet enquiries the property has a rateable value of £5,600. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Price

**£140,000, reflecting a Net Initial Yield of circa 10% (after deducting purchasers costs of 1.8%).**

### 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))

