



FOR SALE

1 Enid Street & 129-131
Windsor Street,
Liverpool, L8 8HN

- High Yielding Investment Opportunity
- In Close Proximity to Liverpool City Centre
- Current Gross Income: £76,050 per annum.
- Gross Yield of 19%

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Location

The subject premises are located in Toxteth, a suburb of Liverpool, the centre of which is located approximately 2 miles (3.2 km) to the northwest. Toxteth is a mixed area providing a variety of homes from purpose built modern flats and conversion flats, to high density terraced housing and larger terraced properties and is bounded by Dingle, Edge Hill and Wavertree.

The property has good communication links, lying within a few hundred metres of the A562 Upper Parliament Street, providing links to the city centre. The M62 lies approximately 3 miles (5 km) to the northeast and the Kingsway Tunnel, which provides access through to the M53, approximately 3.5 miles (5.5 km) to the northwest. The nearest train station providing local services is Edge Hill, approximately 1 mile (1.6 km) to the north. The immediate vicinity of the subject premises comprises a mix of terraced houses and modern in-fill developments

The Property

The subject property comprises three interconnecting three storey former dwelling houses of traditional brick construction under a pitched roof. It is flat fronted and faces directly onto the pavement comprising 15 self contained bedsit / studio apartments with split services with potential to create a further 4 bedsits /studios within the basement. The building and apartments are adequately maintained with general modernization require throughout with access to each floor via a central staircase.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) with each bedsit / studio providing a Net Internal Area of approximately 21 sq.m (222 sq.ft).

Tenancy Information

We understand that the property is let in its entirety currently producing a gross income of £76,050 per annum with all units originally let by way of 6 month Assured Shorthold Tenancies. Further details available upon request,

Tenure

Freehold.

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

£400,000, reflecting a Gross Yield of 19%

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

