



FOR SALE

429 Smithdown Road,
Liverpool, L15 3JL

- Freehold Mixed Use Investment Opportunity
- Main Arterial Route
- Well Established Commercial District

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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 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 Barber Shop and fit out for this purpose benefiting from a mix of sodium and fluorescent strip lighting, tiled flooring, PCVu double glazed frontage with storage to the rear and WC provision as part of the two storey outrigger projection on the back and walled yard area. The upper floors comprise self-contained 5 bed flat for which we believe use to be occupied as a HMO with access through main entrance 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: 61.38 sq.m (660 sq.ft).

First Floor: 62.6 sq.m (674 sq.ft).

Second Floor: 46.8 sq.m (504 sq.ft).

Tenancy Information

We understand that the Ground Floor is currently let by a local barber shop, on an effectively Full Repairing and Insuring Lease since 2016 with an unexpired term of 2 years at a current passing rent of £7,800 per annum. The upper floors are to be sold with the benefit of vacant possession but once occupied could produce in the region of £26,000 per annum, subject to HMO licence being obtained.

Further details available upon request.

Tenure

We understand the property is held Freehold

EPC

We understand the property has a Energy Performance Rating of D94. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £8,200.

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

Guide Price

£250,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

Contact: Tom Pearson

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