# **SI** REAL ESTATE









# **FOR SALE**

Day 2 Day, 62 Everton Valley, Liverpool, L4 4EX

- Prominent location close to Anfield Football Stadium.
- Freehold.
- Ground floor trading as a convenient store, with potential to re-let the upper floor 3-bed flat.

Property Consultants Chartered Surveyors & Valuers (Formerly Sutton Kersh)



0151 207 9339 www.skrealestate.co.uk



# Location

The property is situated on Everton Valley (A580) close to its junction with St Domingo Road. It is situated in a prominent location, approximately 1.5 miles (5.2 km) northeast of Liverpool City Centre.

The immediate area is predominantly residential, and the property is situated within close proximity to Anfield Football Stadium.

# The Property

The property extends to ground plus 2 upper floors. It is a substantial building of traditional brick construction, with a pitched slated roof. There is an attractive facade to Everton Valley.

The ground floor and basement are currently used as a convenient store. The upper floors comprise of a large 3 bedroom flat, with a separate entrance from the side of the property. To the rear of the property is a small enclosed yard.

# Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Areas:

Basement Store: 4.57 sq. m (457 sq. ft)

Retail Unit and Ground Floor Store: 58.3 sq. m (627 sq. ft)

First/2nd Floor Flat: 70.8 sq. m (762 sq. ft)

# **Tenancy Information**

We understand that the ground floor retail unit is currently subject to a lease renewal. The rent on renewal will be in the region of £12,000 - £14,000 per annum exclusive. The upper floor flat will be available with vacant possession, providing an opportunity for re-letting, or alternatively conversion to serviced accommodation. An Advertising Hording on the side elevation brings in additional income of £2,000 pax. The total net income from the property when the flat is let will be in the region of £25,000 per annum.

#### Tenure

Freehold

### EPC

A full copy of the EPC is available upon request.

#### Rates

We understand through internet enquiries that the property has a rateable value of £2,850 for the ground floor unit. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates. The upper floor flat is Council Tax Band A.

#### **Guide Price**

£335,000.00

#### Viewings

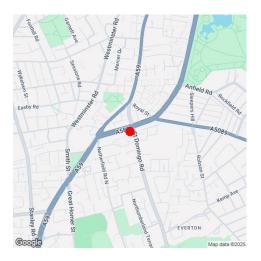
Further information can be obtained from sole Agents SK Real Estate (Liverpool) Ltd

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