



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.

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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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