



## FOR SALE

61 Allerton Road,  
Liverpool, L18 2DA

- Freehold Investment Opportunity
- Main Arterial Route
- Desirable Commercial District
- Scope to Re-Gear

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### Location

The subject property is situated fronting onto Allerton Road, close to its junction with Wyndcote Road, within the shopping and main commercial district centre of Allerton, situated approximately 4 miles south of Liverpool City Centre. The Allerton Road district draws on a wide catchment area, which includes a number of local and national multiples including Tesco, Boots, Costa Coffee, Halifax, WH Smith, and Home Bargain to name but a few

### The Property

The property is a two-storey Victorian mid terraced building of traditional brick construction, comprising a commercial unit with a self-contained entrance providing direct access to first and second floor consisting of residential accommodation. Internally, the ground floor benefits from fully fitted convenience store consisting of suspended ceiling incorporating fluorescent strip lighting, CCTV, slat wall and linoleum flooring throughout. Externally, the property benefits from an aluminum framed single-glazed frontage and nearby kerbside parking provision

### Accommodation

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

Ground Floor: 34.77 sq.m (374 sq.ft)

First Floor: 61.3 sq.m (660 sq.ft)

Second Floor (dormer): 43.3 sq.m (466 sq.ft)

### Tenancy Information

We understand that the full building is currently occupied by way of a Full Repairing and Insuring Lease to convenience store with an unexpired term

of 2 years 9 months at a current passing rent of £17,324 per annum. We also understand the rear yard has also been let to the Tenant of the adjacent property at a passing rent of £3,000 per annum,

Further details available upon request.

### 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 £11,500.

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).

### Guide Price

£290,000, reflecting a Net Initial Yield of 6.67% (after deducting purchasers costs at 3.18%)

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Contact: Tom Pearson

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