



FOR SALE

116a/116b Aigburth Road
&, 2 Dalmeny Street,
Liverpool, L17 7BP

- Mixed Use Investment Opportunity
- Main Arterial Route
- Highly Desirable Location
- Potential ERV: £85,000 per annum

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Location

The subject property fronts onto the south side of Aigburth Road close to its junction with Dalmeny Street in the Aigburth/Dingle area, approximately 2 miles south east of Liverpool city centre. Aigburth Road forms part of the A561 and is a busy dual carriageway arterial route carrying traffic between the city centre, the south Liverpool suburbs and beyond, towards Speke. The property forms part of a well established commercial parade with the immediate surrounding area a densely populated residential area and in close proximity to the vibrant leisure district of Lark Lane.

The Property

The property consists of a substantial three storey end-terrace building of traditional brick construction currently let in its entirety with a ground floor commercial unit trading as a convenience store with a 5 bed & 6 bed HMO to the upper floors. The ground floor provides a predominantly open plan layout with a main retail sales area, with access to a rear staircase leading to basement storage. The HMOs are accessed via a self contained entrance fronting Dalmeny Street benefiting from good specification with laminated flooring throughout, fully tiled bathrooms, spot lighting and gas central heating. Externally, the property benefits from an aluminium framed single glazed retail frontage, the added security of electric roller shutters whilst the upper floors comprise double glazed UPVC windows.

Accommodation

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

Basement: 45.9 sq.m (494 sq.ft).

Ground Floor: 43.4 sq.m (468 sq.ft)

166a (5 bed HMO): 124.4 sq.m (1,339 sq.ft)

166b (6 bed HMO): 138.9 sq.m (1,495 sq.ft)

Tenancy Information

We understand that the ground floor is currently let by a local occupier, on a Full Repairing and Insuring Lease for a Term of 7 years from 1st November 2024 at a current passing rent of £15,600 per annum.

We understand there is a management agreement in place for the HMOs for a term of 5 years from 18th October 2021 at a fee of £32,400 per annum.

Further details available upon request.

Tenure

We understand the property is held 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 £3,900.

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

Price

Price £650,000

Viewings

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

Contact: Tom Pearson

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