



FOR SALE

1 & 1a Cadogan Street,
Liverpool, L15 2JZ

- Fully Occupied and Furnished HMO Residential Investment
- 16 Bedrooms
- Well Established Location
- Producing a Gross Income of £95,000 per annum

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Location

The property occupies a prominent corner position at Cadogan Street and Spofforth Road in the Edge Hill district of Liverpool, approximately 2 miles east of the city centre. The surrounding area is predominantly residential, with a mix of local shops and community facilities serving the neighbourhood. The location offers excellent transport links, with Wavertree Road (A5047) nearby providing direct access to Liverpool city centre, Edge Lane, and the M62 motorway. Edge Hill Railway Station is within walking distance, offering regular services to Liverpool Lime Street and beyond. Edge Hill is an established area benefitting from ongoing regeneration and proximity to major schemes such as Paddington Village and the Knowledge Quarter.

The Property

The property comprises an prominent two-storey corner building with attic of solid brick construction under a multi-pitched slate roof, featuring a distinctive corner turret and decorative brickwork typical of late Victorian architecture. The elevations are in red brick with stone detailing and a painted masonry plinth, with uPVC double-glazed windows set within arched reveals. Internally, the property has been converted to HMO standards, providing seven bedrooms, two communal kitchens, and seven bathrooms, together with shared living and dining areas at ground floor level. The accommodation benefits from fire safety installations, including interlinked smoke alarms, fire doors, and emergency lighting in compliance with current regulations.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) each bedroom providing Net Internal Area of between 10 sq.m (108 sq.ft) 14 sq.m (151 sq.ft)

Tenancy Information

We understand that all rooms occupied and are let by way of 12 month Assured Shorthold Tenancy agreement producing a collective all inclusive rent of £95,000 per annum (approx. £120.00 per room, per week)

Further information available upon request.

Tenure

We understand the property is held Freehold.

EPC

The property has an Energy Performance Rating of D67. A full copy of the EPC is available upon request.

Council Tax

Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Price

£829,000 reflecting a Gross Yield of c11.5%.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

