



FOR SALE

211 Smithdown Road,
Liverpool, L15 2HD

- Residential 9 Bed HMO Investment
- Well Established Location
- Main Arterial Route
- Potential Income: £66,000 per annum (current income: £59,376 per annum)

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Location

The property occupies a prominent position on the western side of Smithdown Road (A562), close to its junction with Langton Road, within the Edge Hill district of Liverpool. Smithdown Road is a well-established mixed-use thoroughfare, forming one of the principal routes linking Liverpool city centre with the southern suburbs, including Wavertree, Allerton, and Mossley Hill. The surrounding area comprises a mix of retail, leisure, and residential uses, with a strong local catchment and high levels of passing traffic and footfall. The location is well served by regular bus services providing easy access to Liverpool city centre approximately 2 miles to the north-west. The property is also within easy reach of Edge Hill Railway Station, Sefton Park, and the University district.

The Property

The property comprises an attractive three-storey mid-terrace building of solid brick construction beneath a pitched slate roof, with a two-storey bay window and gothic-style arched window openings to the front elevation, providing distinctive period character. The upper elevations are of exposed red brick, with the ground floor finished in a painted render creating a contrasting and well-presented façade. Windows are modern uPVC double-glazed units, and the building presents in good overall condition. Internally, the property has been converted and maintained in accordance with HMO regulations, providing nine bedrooms, of which three benefit from en-suite facilities, together with a spacious open-plan lounge and kitchen, and two additional communal bathrooms. The accommodation is finished to a good modern standard throughout, benefitting from fire safety installations, emergency lighting, and fire doors to meet statutory requirements

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 15 sq.m (162 sq.ft) 20 sq.m (215 sq.ft)

Tenancy Information

We understand that 8 out of the 9 rooms are occupied and are let by way of 12 month Assured Shorthold Tenancy agreement currently producing a collective all inclusive rent of £59,376 per annum (approx. £154.00 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 D65. 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

£575,000 reflecting a potential 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)

