



FOR SALE

1 May Street,
Liverpool, L3 5TT

- Fully let student investment property.
- Prominent City Centre location.
- Gross Internal Area: 208.5 sq.m (2,244 sq.ft)
- Gross income: £43,679 pax

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Location

The property is prominently situated on May Street, in close proximity to Mount Pleasant, in the heart of Liverpool City Centre. Mount Pleasant forms one of the main routes linking the University Quarter, with the prime retail area.

The property benefits from excellent access to all usual amenities including the retail centre, Merseyrail at Central Station and all public transport routes. Lime Street Station is situated within 0.25 miles (0.4 km) from the property.

The property also benefits from close proximity to Liverpool's vibrant cultural quarter and leisure circuit. Mount Pleasant multi-storey car park is situated adjacent to the property.

The Property

The property comprises of an attractive three-storey refurbished Victorian building of traditional brick construction, with a pitched slated roof. Access is from May Street to a secure walled communal car park and garden area shared with adjacent buildings.

Internally, the property has been comprehensively refurbished to a good standard, to provide 3 on-suite student bedrooms, plus 2 standard rooms.

Additional accommodation provides a communal kitchen/lounge and bathroom/WC accommodation.

The property benefits from gas fired central heating throughout, and is in excellent decorative order.

Accommodation

Gross internal area: 208.5 sq.m (2,244 sq.ft)

Tenure

The property is held on a 150 year ground lease, from 31st March 2005, at a peppercorn ground rent.

Tenancy Information

The property has been fully let since refurbishment 11 years ago. The current gross income, inclusive of all outgoings is £43,679 per annum exclusive.

Year on year rents have increased by an average of 7.75% over the past 4 years.

EPC

The property has an Energy Performance Rating of D. Further details available upon request.

Rates

The property is currently assessed for rating purposes as within Council Band C.

Price

Price £499,500

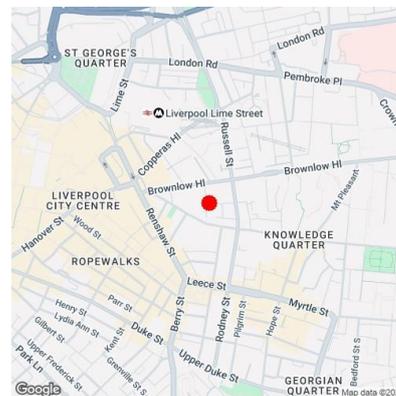
Viewings

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

Tel: 0151 207 9339

Contact: Chris Hennessy

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