



FOR SALE

The Valley Guesthouse,
153 St Domingo Road,
Liverpool, L5 0RS

- Prominent Corner Mixed Use Investment Opportunity
- Ground floor Public House with Residential Accommodation above
- Potential Gross Income of £90,000–£105,000 per annum

Location

The property occupies a prominent corner position at the junction of St Domingo Road and Everton Valley, approximately 1.5 miles north-east of Liverpool City Centre. The surrounding area is predominantly residential in nature, characterised by traditional terraced housing, with pockets of local retail and commercial uses along main routes. St Domingo Road serves as a well-established local thoroughfare, providing access to surrounding districts including Anfield, Kirkdale and the city centre. The property benefits from good visibility and frontage onto two roads, together with regular passing traffic.

The Property

The property comprises a substantial mixed-use corner building arranged over ground, first and second floors, constructed in an attractive period style with timber-framed elevations beneath a pitched roof. The ground floor is currently owner occupied as a public house, providing a main bar area with traditional fittings, feature ceilings and seating, together with ancillary accommodation including WCs, storage and a rear yard/beer garden. The upper floors provide a combination of serviced accommodation and residential units, comprising 4 letting rooms (sleeping up to 12 guests), some with en suite facilities, together with a communal kitchen and shared bathrooms. In addition, there are 2 self-contained one-bedroom flats, both currently let on Assured Shorthold Tenancies.

Accommodation

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

Ground Floor: 78.32 sq.m (843 sq.ft)

First and Second Floor: Not Measured.

Additional Information

The upper parts of the property are capable of generating a combined gross annual income in the region of £60,000-£75,000 per annum, comprising serviced accommodation (4 letting rooms) and 2 self-contained one-bedroom flats let on Assured Shorthold Tenancies. Including the rental income from the ground floor public house the property has the potential to produce a total gross income in the order of £90,000-£105,000 per annum, subject to occupancy levels and management of the serviced accommodation

Tenure

We understand that the premises are held by way of a long lease, for the residue term of 1000 years, commencing 3 August 1716 at a peppercorn ground rent. Further details are available upon request.

EPC

We understand the property has an Energy Performance Rating of C68. Full report available upon request.

Price

£425,000.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)