



# FOR SALE

20 May Street,  
Liverpool, L3 5TT

- Fully Let student investment property.
- Prominent City Centre location.
- Gross income: £43,678 pax
- Gross Internal Area: 154.38 sq.m (1,662 sq.ft)

## 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's multi-storey car park is situated adjacent to the property.

## The Property

The property comprises a self-contained three-storey building which has been refurbished to a student HMO.

It was formerly part of a Victorian school, and is of traditional brick construction with a pitched slated roof. The building is of an attractive external appearance, and is situated within a secure courtyard environment, which provides a garden area plus secure parking.

Internally, the property is fitted out to provide a range of student bedrooms, plus a communal kitchen/lounge, bathroom accommodation and storage space. The property has 5 individual bed rooms 3 of which are en-suite.

The property benefits from gas fired central heating and has been refurbished to a high standard.

## Accommodation

Gross internal area: 154.83 sq.m (1,662 sq.ft)

## Tenure

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

## Tenancy Information

Each of the rooms is held on a standard student tenancy, and the building produces a gross rental of £43,679 per annum exclusive.

Due to the popularity of the location, the property has remained fully let since it was refurbished 11 years ago. It has also benefited from an average annual rental increase of 7.75% per annum, over the past 4 years.

## EPC

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

## Rates

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

## Price

£499,500

## Viewings

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

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