



FOR SALE

73 Mount
Pleasant,
Liverpool, L3 5TB

- Residential 27 Bed HMO Investment
- Desirable City Centre Location
- Producing a Gross Income of £211,000 per annum reflecting a 9.5% gross yield

Location

The property occupies a prominent position on Mount Pleasant within Liverpool city centre's established Knowledge Quarter, close to the University of Liverpool, Liverpool John Moores University and Liverpool Metropolitan Cathedral. The surrounding area comprises a mix of residential, student, hotel and leisure accommodation, benefiting from strong levels of year-round activity and demand. Liverpool city centre and Liverpool ONE are within easy walking distance, whilst the property also benefits from excellent transport links with nearby bus routes, Liverpool Central Station and Lime Street Station all close by. Road communications are convenient via Edge Lane (A5047), Upper Parliament Street (A562) and the M62 motorway network.

The Property

The property comprises a substantial mid-terraced Grade II Listed building is constructed of traditional solid brick elevations beneath a pitched slate roof arranged over lower ground, ground, first, second and third floors, currently configured as a fully let 27-bedroom House in Multiple Occupation (HMO). The accommodation provides a mix of ensuite bedrooms and studio rooms together with communal kitchen and dining facilities. Externally, the property benefits from a rear yard/car parking area accessed via Green Lane together with an external fire escape staircase to the rear elevation.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) each bedroom providing a Gross Internal Area of approximately 5,627 sq ft (521.65 sq m)

Tenancy Information

We understand that all rooms occupied and are let by way of 12 month Assured Shorthold Tenancy agreement currently producing a gross passing rent of approximately £210,720 per annum inclusive of bills

Further information available upon request.

Tenure

We understand the property is held Freehold.

Price

£2,200,000 reflecting a Gross Yield of c9.5%.

EPC

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

Viewings

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