



FOR SALE

22 Percy Street,
Liverpool, L8 7LU

- Freehold Residential Investment Opportunity
- In the Heart of the Georgian Quarter
- Potential ERV of £76,200 per annum

Location

The property is located fronting onto Percy Street situated within Liverpool's highly regarded Georgian Quarter, an established and attractive residential district characterised by elegant period architecture and tree-lined streets. The property occupies a convenient position within easy walking distance of Liverpool City Centre, Hope Street, the Knowledge Quarter and the University district, with a wide range of restaurants, bars, cafés, shops and cultural amenities nearby. The surrounding area is popular with professionals, students and city-centre residents and benefits from excellent public transport links, together with convenient access to the wider Liverpool road network.

The Property

The property comprises an attractive grade II listed Georgian terraced building arranged over lower ground, ground, first, second and attic levels, converted to provide six self contained residential flats comprising 4 x one bedroom apartments and 2 x two bedroom apartments. The accommodation is arranged across the building in a variety of configurations, with each flat providing its own kitchen, living and bathroom facilities. The property retains period character but would benefit from general upgrading and improvement in parts.

Accommodation

We have measured the premises in accordance with the RICS Property Measurement standards, with the accommodation recorded on an IPMS basis range in size from approximately 47 sq.m (506 sq.ft) to 65 sq.m (700 sq.ft)

Tenancy Information

We understand that the property is currently fully occupied, with the six self contained flats let on individual residential tenancy agreements and producing a combined rental income of approximately £61,200 per annum.

Tenure

We understand the property is held Freehold, subject to the existing residential tenancies.

Price

£850,000, equating to a reversionary Gross Yield of approximately 9%

EPC

The property has an Energy Performance Certificate (EPC) rating of C69. A 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)

