SK REAL ESTATE









FOR SALE

439-441 Smithdown Road, Liverpool, L15 3JL

- Mixed Use Freehold Investment
- Main Arterial Route & Well Established Location
- Scope to Re-Gear - Potential Gross Income: £90,000 pa

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Location

The property occupies a prominent position fronting Smithdown Road (A562), within the popular Wavertree district, approximately 3 miles south-east of Liverpool City Centre. Smithdown Road is a well-established mixed-use thoroughfare, comprising a mixture of retail, leisure and residential uses, serving a substantial local and student population. The property benefits from good visibility to passing traffic and pedestrians, together with excellent public transport connections to Liverpool City Centre, the universities and surrounding suburbs

The Property

The property comprises a substantial three storey, double-fronted mid terraced building of traditional brick construction, providing a ground floor retail unit with a 10 bedroom HMO arranged over the upper floors. The ground floor is occupied by a convenience store, providing predominantly open plan retail accommodation with an extensive glazed frontage, ancillary storage and WC facilities. The upper floors are independently accessed and comprise 10 individually let bedrooms, together with communal kitchen, living and bathroom facilities. The accommodation is finished to a generally satisfactory standard throughout.

Accommodation

Ground Floor Net Internal Area: 116.9 sq.m (1,258 sq.ft)

First Floor IPMS 2: 91 sq.m (986 sq.ft)

Second Floor IPMS 2: 77.6 (835 sq.ft)

Tenancy Information

The ground floor commercial accommodation is let by way of a commercial lease, producing £25,000 per annum. We understand the 10 bedroom HMO currently produces approximately £37,000 per annum, providing a combined gross rental income of £62,000 per annum. The HMO is considered substantially under-rented, potentially increasing the aggregate gross rental income to £90,000 per annum, subject to re-gearing and full occupancy.

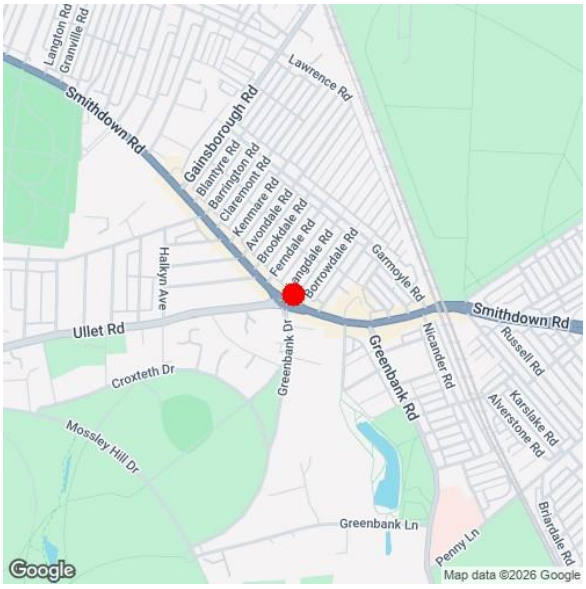
Further tenancy information is available upon request

Tenure

We understand the property is held Freehold.

EPC

The property has an Energy Performance Rating of D97. A full copy of the EPC is available upon request.



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Council Tax / Rates

We understand through internet enquiries that the commercial property has a rateable value of £20,750 while the residential accommodation appears to be assessed within Council Tax Band A. Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Price

£850,000 reflecting a potential Gross Yield of c10.5%.

Viewings

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









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