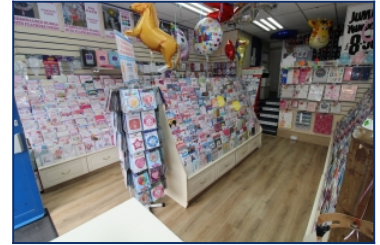


Aigburth Road, Aigburth, L17



For Sale - £250,000 Offers Over

Key Features

- Commercial Property
- EPC Rating: C59
- No Chain - Retirement Sale
- Freehold Building (Retail Unit with 3 Bedroom Flat Above)
- Potential Income of Circa £20,000 Per Annum
- Potential to Develop Flat Into Sharing Let/HMO
- Well Maintained & Presented Throughout
- Excellent Investment Opportunity
- Served by Excellent Transport Links
- Situated on a Major Throughfare to Liverpool City Centre
- Gas Central Heating & Double Glazing to Flat
- Well Presented Rear Yard

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,451 square feet / 135 square metres
- Rateable Value: £5,700 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing

Description

*** FULLY AVAILABLE *** A RESIDENTIAL/COMMERCIAL MIXED USED INVESTMENT PROPERTY WITH A POTENTIAL ANNUAL INCOME OF CIRCA £20,000 PER ANNUM

Commercial Unit

The unit briefly comprises of; main retail area, storage area, stock room and W/C. The unit is currently owner occupied and trading as Academy Balloons. Academy Balloons will vacate the unit upon completion. We have completed lettings in the area recently and believe the unit will achieve a rent of around £850 per calendar month.

Flat

The accommodation briefly comprises of; modern fitted kitchen, large living room and a bathroom to the first floor. To the second floor are three bedrooms. The flat is accessed via an external staircase from the back yard.

The flat also benefits from double glazing and gas central heating and was refurbished approximately 7 years ago. The combi boiler is circa 3 years old.

The flat is available with the existing tenant (private tenant paying £450 pcm) or vacant possession. The existing owner has a good relationship with the tenant and has allowed the rent to remain well below market value. The open market rent is circa £800 pcm in-line with recent lettings we have completed.

General

Atlas Estate Agents are able to find quality tenants from just £282.50 and also offer full management at a rate of just 9.5%.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Bathroom



Retail Area



Retail Area



Kitchen



Kitchen



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



Front Elevation



Rear Yard

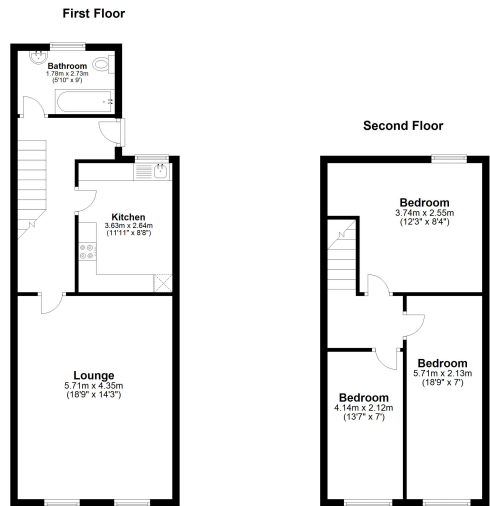


Rear Yard

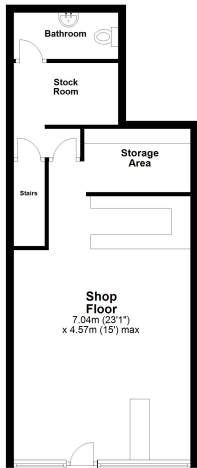


Rear Yard

Floor Plans



Total area: approx. 87.6 sq. metres (943.1 sq. feet)
Ground Floor



Total area: approx. 47.2 sq. metres (507.9 sq. feet)

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.