

Aigburth Road, Aigburth, L17



For Sale - £250,000

Key Features

- Commercial Property
- EPC Rating: E120
- No Chain - Retirement Sale
- Four Storey Freehold Building
- Potential to Develop Upper Floors into Flats/HMO
- Potential Income of Circa £30,000 per Annum
- Excellent Investment Opportunity
- Served by Excellent Transport Links
- Situated on a Major Thoroughfare to Liverpool City Centre
- Redevelopment Opportunity
- Sought After South Liverpool Location
- On Street Parking

Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 2,828 square feet / 263 square metres
- Rateable Value: £7,600 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Parking: On Street

Description

A FOUR STOREY FREEHOLD TERRACED BUILDING OFFERING AN EXCELLENT RE-DEVELOPMENT OPPORTUNITY. POTENTIAL ANNUAL INCOME OF CIRCA £30,000 PER ANNUM

Location

The subject property is situated on Aigburth Road (A561) approximately 3.5 miles to the south of Liverpool City Centre. Aigburth Road comprises one of the main arterial routes into the city centre.

Description

A freehold mid terraced property arranged over four storeys; basement, ground, first and second. The property is of traditional brick construction underneath a pitched slate roof. Internally, the basement and ground floor of the property comprises a retail shop currently trading as a health food store. A rent of £800 pcm is being paid and the tenant has been in occupation since 2011. We believe the current market value of the retail shop is circa £1,000 pcm and the current tenant is holding over. The first and second floor are in need of refurbishment with the potential for re-development into 2 no two bedroom self-contained flats or a HMO, subject to the necessary planning consents. We believe that the two bedroom flats would attract a rent of circa

£800 pcm each. Please see the attached floor plans to show the existing and proposed layouts of the building. Access to the upper floors is via a front entrance (door to the right of the shop front).

Management

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



Upper Floor



Commercial Ground Floor



Upper Floor



Upper Floor



Upper Floor



Upper Floor



Upper Floor

Floor Plans



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.