



FOR SALE

15-21 Woodside
Street, Liverpool,
L7 3HT

- Residential Investment
- A Block of 16 x 3 & 4 Bed Apartments
- Producing a Gross Income of £300,000 per annum
- Potential to Regear

Location

The property is situated in the Edge Hill area, approximately a mile to the east of Liverpool City Centre. It is in a mixed use district, overlooking an area of grassed open space and a retail warehouse to the front and low rise, modern, office buildings to the rear with the immediate surrounding area consist of predominately residential/student housing. Woodside Street is a cul-de-sac leading off Harbord Street, close to the B5178 Wavertree Road, which is a busy single carriageway arterial route leading from the City Centre. There are light industrial / retail warehouse units within close proximity of the property. The main concentration of Liverpool University buildings lies approximately half a mile to the west with national commercial occupiers in close proximity such as Tesco Metro

The Property

The property is a three storey, purpose built block of 16 self-contained residential apartments - a mixture of 3 and 4 bed, The apartments are let on a room-by-room basis currently occupied by 48 tenants (6 void) producing a gross income of circa £317,000 per annum. There is a concrete flagged forecourt area between the front of the building and the highway, which is enclosed by high security railings and electrically controlled entrance gates. There is a further narrow walled strip of land between the back of the building and the rear boundary providing an opportunity for extending the existing building or redevelopment.

Accommodation

The accommodation has been measured on a Gross Internal Area (GIA) basis in

accordance with the RICS Code of Measuring Practice (6th Edition). The property comprises a range of residential units extending from approximately 54.3 sq.m (584 sq.ft) to 86.6 sq.m (932 sq.ft). The building provides an overall Gross Internal Area of 1,295.63 sq.m (13,946 sq.ft)

Tenancy Information

We understand that there are a total of 48 tenants paying £550 per month, with the majority on 49-week terms producing a total income of £26,400 per month / £317,000 per annum

Further information available upon request.

Tenure

We understand the property is held Leasehold for the residue term of 999 years commencing 29 January 1999 at a peppercorn ground rent.

Price

£2,300,000, reflecting a Gross Yield of 13.75%.

EPC

The property has an Energy Performance Rating of C & D. A full copies of the EPCs are 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)