



FEATURES

- Auction date: 20th & 21st November 2019
- Accommodation over four storeys
- Approximately 165 Sq. M (1,776 Sq. Ft)
- Approx. gross yield of 12.07% pa
- Excellent transport links
- Income producing mixed use investment property
- GF retail and residential HMO to upper floors
- Approx. passing income of £31,392 per annum
- Freehold
- Close to town centre

Guide Price £260,000+

Mixed Use Income Producing Investment Opportunity

302 / 302a Smithdown Road,
Liverpool, L15 5AJ

OVERVIEW

- For Sale By Online Auction – 20th & 21st November 2019
- Guide Price: £260,000+
- Mixed use mid terrace investment property
- Let – Total income approx: £31,392 pa

This mixed use commercial and residential premises offers a retail shop to the ground floor and a large HMO to the upper floors.

The property is conveniently located on Smithdown Road and offers excellent passing foot trade for the ground floor retail unit. The commercial element is currently let and trading as a hair dressing salon. The accommodation to the ground floor includes a large shop floor which is very well presented, at the rear is a small kitchenette, a storage room and a WC.

The residential accommodation is self contained and is arranged as a six bedroom house of multiple occupancy. The accommodation is of a good standard throughout with all rooms being neutrally decorated with plastered and painted walls and laminate flooring.

Lot No. 4

20th & 21st November 2019

The communal living space is located on the top floor and comprises a modern fitted kitchen with integrated appliances and living room. Each room is partially furnished with a double bed and a wardrobe, chest of draws and a bedside table.

There are six letting rooms in total, each being well proportioned. There is a family bathroom and shower room on the first floor and one ensuite bedroom and a separate WC and wash hand basin on the second floor.

The property is well placed within the area, there are a mixture of similar mixed use and residential properties within the vicinity and is situated approximately four miles south east of Liverpool City centre.



Investment Analysis

The property is sold as a ready made investment, with the retail unit on the ground floor let as hair salon (Absolutely Fabulous) with a passing rent of £666 pcm (£7,992 pa). The HMO is mostly let with five out of the six rooms occupied. Each room is let for approximately £325 pcm (£3,900 pa). When fully occupied this will represent an income of £23,400 pa for the residential accommodation.

This will provide a total annual income of £31,392 pa, representing a gross annual yield of 12.07%.

Accommodation

- GF retail – 43 Sq. M (462 Sq. Ft)
- 1st F Residential – 55 Sq. M (592 Sq. Ft)
- 2nd F Residential – 34 Sq. M (365 Sq. Ft)
- 3rd F Residential – 32 Sq. M (344 Sq. Ft)

Total – 165 Sq. M (1,776 Sq. Ft)

Services

We understand the property to have mains gas, electricity, water and drainage.

Tenure

Freehold

Council Tax

The residential flat is rated in Council Tax Band A. Council Tax payable (2019/20) is approximately £1,299.92.

Business Rates

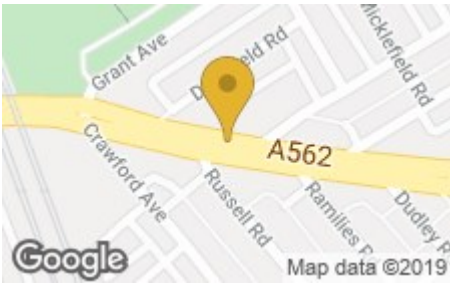
The ground floor shop and premises have a current rateable value of £3,300 pa.

Guide Price

£260,000+

Buyers Premium

2% (min. £3,600) inc. VAT



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(35-39) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(35-39) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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