



**David Currie & Co**

Real Estate and Asset Consultants

## **For Sale**

**Excellent Investment opportunity  
Residential Block of apartments & Shell Retail Unit**

**191-205 London Road  
Liverpool  
L3 8NJ**



- **A modern block of student apartments fully tenanted currently producing circa £225,000 Per Annum**
- **39 apartments and shell retail unit**
- **Located close to a number of Universities and Liverpool Royal Hospital**
- **Potential to produce more**

**TEL: 0151 556 1500**



### **Situated**

Located on at the corner of Falkland Way and London Road on the periphery of Liverpool city centre. The property is located within walking distance of the City Centre, Liverpool John Moores University and Liverpool University. The property is within walking distance of Liverpool Lime Street train station and provides ease of access to all amenities.

### **Description**

The property comprises a modern build student development at the corner of Falkland Way and London Road comprising 39 apartments (of which 4 have been sold off on a long leasehold basis). The apartment block consists of 1, 2 and 3 bedroom apartments which have been completed to a good standard and benefit from UPVC double glazed windows throughout and heated by way of electric heaters. Access to the apartment block is provided through a secure entrance to the side elevation.

There is also a ground floor retail unit currently to shell condition, providing potential for added investment.

### **Tenancy**

The total gross income produced is circa £225,000 per annum. We expect the Estimated Rental value of the retail units to be in the region of £25,000 per annum.

### **Tenure**

The modern block of apartments and retail unit are to be sold by way of long leasehold on a 125 year lease from 7th July 2006.

### **Accommodation**

Measured in accordance with the RICS code of measuring practice offering the following approximate areas on a net internal basis:

Retail Unit **Total 306 sq m 3,300 sq ft**

### **Business Rates**

Please check the V.O.A website. [www.voa.gov.uk](http://www.voa.gov.uk)

### **Use Classes Order**

At present the property benefits from A1 consent for the retail unit, other uses would need to be sought through the planning department of Liverpool City Council

### **Energy Performance Certificate**

An Energy Performance Certificate (EPC) has been commissioned

### **Viewing**

David Currie & Co

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