

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
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**FOR SALE**

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### Investment

33 Crosby Road North, Waterloo, Liverpool, L22 4QB

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#### Description

A mixed use property investment comprising a ground floor cafe let for a term of 10 years from 1st March 2019 at an annual rental of £15,000 with a rent review and tenant break after 5 years. On the upper floors are two apartments one let on a shorthold tenancy for 12 months at £400 per month, the other was sold off on a 125 year lease from 2007 with a ground rent of £100 p.a.

#### Location

The property is located in a prominent corner position on the A565 in Waterloo, opposite Crosby Gardens a development of 84 luxury apartments currently under construction.

0151 647 9272

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## Sale Price

£250,000 a N.I.Y of 7.75% allowing 2.75% for end purchasers costs.

## Accommodation

Commercial Unit	147.7m <sup>2</sup>	1590ft <sup>2</sup>
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1a Fairbairn Road , 2 bed apartment over two floors. (long lease)1b Fairbairn Road , 2 bed apartment over two floors.(shorthold)Shared Rear Yard

## Legal Costs

Each party will bear their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of vat.

## Tenure

Freehold

## Rating Assessment

Commercial	£15,750 rv
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## Other Info

1a Fairbairn Road was sold in 2007 for £154,000. The commercial property is let to Brew Coffee and Kitchen Limited with a personal guarantor.

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Strictly by arrangement with the sole agents:

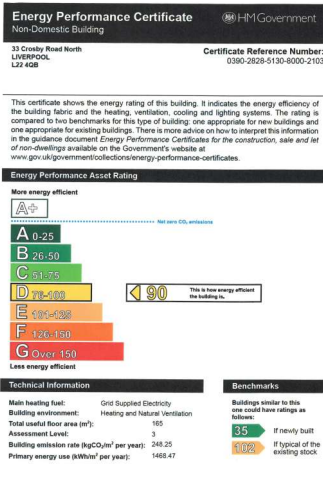


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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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