



FOR SALE

43-43a St Marys Road,
Garston, Liverpool, L19 2NJ

- Freehold Investment Opportunity
- Current Passing Rent: £9,840 per annum
- Net Initial Yield of 9.67%
- Total Approx NIA: 107.9 sq.m (1,162 sq.ft)

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Location

The subject property is situated within the district of Garston, fronting St Mary's Road, just off Aigburth Road (A561). The A561 forms one of the principal arterial roads providing access to the south of Liverpool City Centre, approximately 1 mile to the north west. The property occupies a prominent position along St Mary's Road a densely populated residential area and is within an established mixed commercial district, with a number of local high street retailers including hairdressers, takeaways and furniture shops. Liverpool South Park railway station lies approx. 0.6 miles to the north east and the local bus route is within a short walking distance.

The Property

The subject property comprises a two-storey mid-terraced retail unit operating and a self-contained one bed residential apartment to the first floor, which is accessed via the rear, just off Mercer Street. The property is of full height loadbearing brickwork construction with an emulsion coated rendered front elevation, under a pitched concrete tiled roof. Internally, the ground floor unit is operating as a Blinds business and fit out for this purpose benefiting from laminated floor coverings, painted walls and suspended ceiling with LED panel lighting. Externally, the property benefits from UPVC double glazed windows and a glazed retail display. To the rear of the property there is a steel staircase providing access to the first floor apartment, situated within a shared yard.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Net Internal Area: 56.15 sq.m (604 sq.ft)

First Floor

Net Internal Area: 51.8 sq.m (558 sq.ft)

Tenancy Information

We understand that the property is currently let to a Jennifer Molyneux of Liverpool Blinds, on a Full Repairing and Insuring Lease for a Term of 5 years from 1 November 2019, with a break option of 31 October 2022 at a current passing rent of £5,040 per annum. The first floor is let on an AST at a rent of £400.00 pcm.

Further details available upon request.

EPC

We understand the property has an EPC rating of D.

Rates

We understand through internet enquiries that the property has a rateable value of £3,900. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£99,950, for the Freehold interest.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

