

FREEHOLD INVESTMENT FOR SALE

71-73 SEAVIEW ROAD, WALLASEY, CH45 4QW.



INVESTMENT SUMMARY

- Located a short distance from Liscard town Centre in a prominent main road position.
- Fully let to two commercial and two residential tenants with additional income from a gable end advertising hoarding.
- Total Annual Income £19,660.
- Asking Price £220,000 (subject to contract)

LOCATION

The property is situated in a well-established parade on the corner of Seaview Road and Burns Avenue a short distance from ASDA supermarket.

DESCRIPTION

The property comprises two shops on the ground floor and two large self-contained apartments with access from Seaview Road. To the rear of 71 is an enclosed yard shared by the shop and apartment. To the rear of 73 is a yard providing parking and a garage which is not included in the current demise.

TENANCY DETAILS

71 Seaview Road

Let to three individuals for a term of three years from 24th February 2017 on a full repairing and insuring lease at an annual rental of £4,740.

73 Seaview Road

Let to a charity for a term of two years from 3rd November 2017 on a full repairing and insuring lease at an annual rental of £4,740.

71a Seaview Road

Let on a shorthold tenancy for a term of 12 months from 29th October 2017 at a rental of £395 per month.

73a Seaview Road

Let on a shorthold tenancy for a term of 12 months from 20th May 2017 at a rental of £395 per month.

Advertising hoarding

Let to Primesight at an annual licence fee of £700 per annum

Total Annual Income £18,960

ACCOMMODATION

71 Seaview Road

Sales Area – 56.58 sq.m (609 sq.ft)
WC Facilities
Shared rear yard

73 Seaview Road

Sales Area – 45.52 sq.m (490 sq.ft)
Office - 10.68 sq.m (115 sq.ft)
Kitchen 4.18 sq.m (45 sq.ft)
WC Facilities
Rear Yard With Parking

71a & 73a comprising two, two-bedroomed apartments, benefitting from gas central heating and double glazing. Council tax band A.

BUSINESS RATES

71 - £5,800 rv

73 - £4,800 rv

VAT

All prices and rentals quoted are exclusive but may be liable for VAT.

VIEWING

Strictly by arrangement with the agents office.

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