



*Large Three Storey Investment
With Full HMO Planning!*



Description

Venmore Commercial are delighted to present to market this large, three storey terraced property with full planning recently granted for a 6 bedroom licensed HMO. The property, located on a fantastic position fronting Stanley Road and Scotland Road, is of standard brick construction and has been completely stripped back ready for the HMO conversion.

This wonderful property has the potential rental income of £22,000 pa inclusive of bills

offering a potential gross yield return of 12%!

All enquiries are to be made strictly via Venmore Commercial on 0151 243 5325

Key Facts

- Large Three Storey Property
- Full HMO Planning Permission
- Perfect Location Fronting Stanley Road & Scotland Road
- Potential Yield of 12%
- To Be Sold in Shell Condition



Freehold



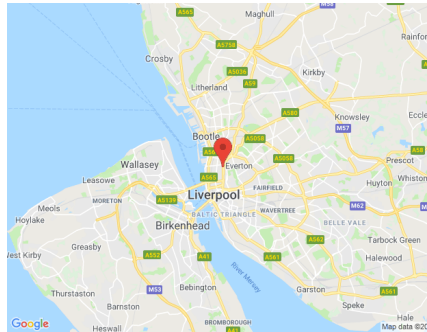
For Sale

£175,000

Location

The Property Fronts Stanley Road and Scotland Road and is Just a Short Distance From Liverpool City Centre

Map



Key Information

Address:

5 Stanley Road, Liverpool,
Merseyside

Terms:

We Believe the Property to be
Freehold

Price:

Offers in Excess of £175,000

Business Rates:

TBC

VAT & Legal Costs:

All Parties are to Arrange Their Own
Legals

Viewing:

All viewing arrangements are to be
made strictly through the agent on
0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:



Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract. 2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors. 3). None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4). We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. 5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6). If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property. 7). No liability is accepted for any travelling or other expenditure incurred including legal costs by perspective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

SUBJECT TO CONTRACT.



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