



Description

A substantial three storey corner property comprising four retail units with a seven bedroomed fully licensed HMO above. The property is currently part let producing a total income of £43,980 per annum. The ground floor comprises four retail units, two are let to Tres Beaux Beauty Salon on a new three year lease at a rental income of £7,200 per annum. One is used as storage and produces £4,800 per annum on a 3 year lease. The final unit is vacant and in need of a full upgrade and refurbishment scheme. The first floor comprises a seven bedroomed fully licensed HMO which is currently fully let producing £31,980 per annum. The second floor is derelict and would potentially be suitable for conversion, subject to gaining the necessary consents.

Situated

On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

229/231 Shop Main Room, Three Treatment Rooms, Kitchen, WC (Sutton Kersh have not inspected this unit)

233 Main Room, Kitchenette, WC (Sutton Kersh have not inspected this unit)

235a Two Rooms, Lean To

235 Entrance Hall with stairs to first floor

First Floor

Hall, Seven Letting Rooms all with En Suite Shower Rooms/ WC, Communal Kitchen (Sutton Kersh have not inspected all rooms)

Second Floor

Derelict – Not Inspected

Outside

Yard to the rear

EPC Rating

Shop 231 D. 233 TBC. 235a TBC. 235 HMO F (please note the property has an exemption certificate for this rating)

Council Tax Rating

HMO A