




ON BEHALF OF A PRIVATE CLIENT

LANDWOOD
GROUP

7 Leicester Street, Southport, PR9 0ER

Asking £375,000

Property Features

-  A large semi detached property converted to provide eight self contained apartments
-  Let and producing a total annual income of £55,008p.a.
-  Located circa 1 mile from Southport beach and approximately half a mile from Southport Railway Station



CONTACTS

Amy Selfe

T: 0161 710 2010

E: amy.selfe@landwoodgroup.com

The DESCRIPTION

The property provides a large semi detached property that has been converted to provide eight self-contained apartments. The apartments are a combination of one bedroom and two bedrooms and the following accommodation is provided.

The ground floor provides flats 1, 2 and 3.

The first floor comprises flats 4, 5 and 6.

The second floor provides flats 7 and 8.

Generally, all the flats have either one or two bedrooms, a bathroom, kitchen, and living space.

There is a basement which could be converted to provide additional space in the future but works would be required before this is possible.

The ACCOMMODATION

| Flat number | Bedrooms | Sqm. |
|-------------|----------|------|
| 1 | 1 bed | 23 |
| 2 | 1 bed | 50 |
| 3 | 2 bed | 46 |
| 4 | 2 bed | 35 |
| 5 | 1 bed | 25 |
| 6 | 1 bed | 22 |
| 7 | 1 bed | 33 |
| 8 | 2 bed | 41 |

Total approx area is 276m² / 2,971 sq.ft.

The SURROUNDINGS

LOCATION

Leicester Street is located close to the centre of Southport and provides a mixture of uses to include residential apartments, HMOs, and B&B / guest house accommodation.

Southport Beach is circa 1 mile away and the railway station is around half a mile from the property. There is a range of local amenities close to the subject.

Leicester Street is accessed via Lord Street, which is the main A road that links Preston to Liverpool via Southport and Formby along the west coast.



The OCCUPANCY

Each flat is let on an AST with rents as follows:

| Flat | Rent PCM |
|------|----------|
| 1 | £440 |
| 2 | £607 |
| 3 | £650 |
| 4 | £620 |
| 5 | £515 |
| 6 | £542 |
| 7 | £560 |
| 8 | £650 |

TENURE INFORMATION

Leasehold under title number MS522160. The lease is for a term of 999 years from 1st January 2006. We note the ground rent is £10p.a.

ADDITIONAL INFORMATION

The total annual rent is £55,008p.a.

EPC

Flat 1- D
Flat 2- D
Flat 3- C
Flat 4- C
Flat 5- C
Flat 6- C
Flat 7-D
Flat 8-D

COUNCIL TAX

All flats assessed as band A- £1,578.28.

PRICE

Asking for offers in the region of £375,000 for the leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

AMY SELFE

Associate Director

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW



Photographs

