

**14-16 Lindi Avenue, Grappenhall, Warrington, WA4 2SJ****Multi Unit Investment Block****Summary**

<b>Tenure</b>	For Sale
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (72)

**Key Points**

- 8.5% Gross Yield
- 6 Separate Units
- Current Rent £55,680 PA
- South Warrington Location
- Highly Sought After Area
- Potential to Extend at Rear
- Includes Car Parking
- 5 Flats & 1 Retail

## Location

The property is situated on Lindi Avenue, just off the A55 Chester Road, Grappenhall.

Grappenhall is a popular south Warrington location, 2 miles from the M6/M56 Motorway interchange.

Surrounding property is good quality residential, comprising mainly semi-detached family homes.

## Description

An adjoining pair of two storey mid terraced properties converted into 5 flats and a salon/retail unit, together with large rear yard, that is currently used for parking and could be potentially extended into.

The flats are currently let on Assured Shorthold Tenancy Agreements at rents between £750 pcm and £795 pcm per unit. The ground floor retail unit is let as a hair salon at a rent of £775 pcm.

This is an excellent opportunity for an investor to acquire a property in an affluent south Warrington location with established tenants.

## Tenure

We understand the property is held Long Leasehold for a 999 Year term subject to a nominal ground rent.

## Accommodation

14 Lindi Avenue: Lounge/kitchen, bedroom and bathroom.

14a Lindi Avenue : Lounge/kitchen, hallway, bedroom and shower room.

14b Lindi Avenue: Lounge, bedroom, kitchen, bathroom.

16 Lindi Avenue: Shop, kitchen area, wc.

16a Lindi Avenue: Lounge/kitchen, bedroom and bathroom.

16b Lindi Avenue: Hallway, lounge/kitchen, bedroom and shower room.

## Asking Price

£650,000.

## Rental Income

Unit 14 - £750pcm

Unit 14A - £750pcm

Unit 14b - £795pcm

Unit 16 - £775pcm (shop)

Unit 16A - £795pcm

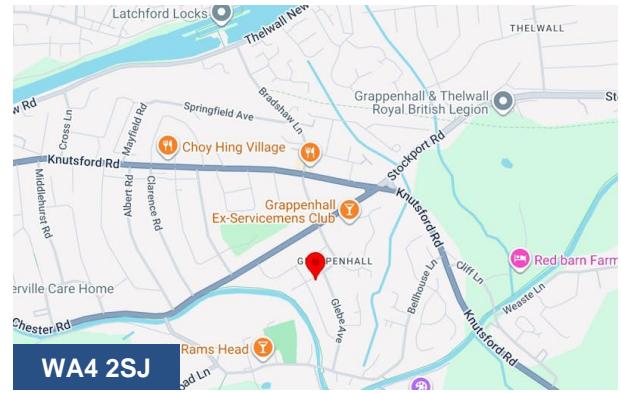
Unit 16B - £775pcm

## Yield Analysis

The above rent received amounts to £55,680 per annum. This gross rental income provides an all risks gross yield of just 8.5%.

## VAT

We understand that VAT is not applicable to the above sale price.



## Viewing & Further Information



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