



**CENTURY 21**  
Ferris Cassidy

**OFFERS OVER £210,000**  
**KENSINGTON, LIVERPOOL L7 8XD**





PROPERTY  
KENSINGTON, LIVERPOOL L7 8XD



# Commercial property for sale

A fantastic investment opportunity, right in the heart of Liverpool's University district and just a 5-minute walk to the Royal Liverpool University Hospital.

This mixed-use building consists of a commercial unit to the ground floor and 2 x large one-bedroom apartments to the first and second floor. The property offers an incredible yield of around **10 %** with a potential rental income of £21,000 per annum.

The commercial premises is currently let on a 5-year lease of £550pcm with the tenant in situ, and each one-bedroom apartment should achieve in the region of £550 - £600pcm. Both apartments are ready to let and have undergone a full scheme of refurbishment with newly fitted kitchens and shower rooms in each.



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**At a glance:**

- Excellent Investment Opportunity
- Potential yield of 10%
- Hugely popular location  
(students/professionals)
- Less than 1 mile from Liverpool  
City Centre
- Ground Floor Commercial Unit  
(tenanted)
- 2 x One Bedroom Apartments  
(ready to let)
- Freehold Building
- Newly refurbished

Viewings will be conducted by  
appointment only. Please contact  
our Chester office to register your  
interest on 01244 631 731.





## Utilities:

Electricity only

## Internal Area:

88 Kensington = 88sqm  
88A Kensington = 45sqm  
88B Kensington = 53sqm

