

CENTURY 21.

Ferris Cassidy

OFFERS OVER £210,000

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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PROPERTY KENSINGTON, LIVERPOOL L7 8XD

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

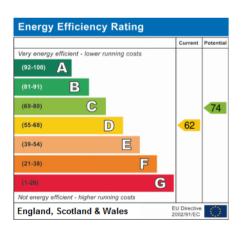
Viewings will be conducted by appointment only. Please contact our Chester office to register your interest on 01244 631 731.

Utilities:

Electricity only

Internal Area:

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







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