



-  Residential Investment Opportunity
-  Town Centre Location With Parking
-  Divided into 12 Studio Apartments
-  Electric Heating (no gas)
-  A pair of Double Fronted Semi-Detached Houses
-  Currently Projected to Provide an income of £52,800 pa

**Price: Offers In The Region Of £650,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008



## Ground Floor



**Left Hand Property:-**  
**Flat 1** - currently vacant, advertised at £400 pcm  
**Flat 2** - let at £350 pcm  
**Flat 3** - let at £350 pcm

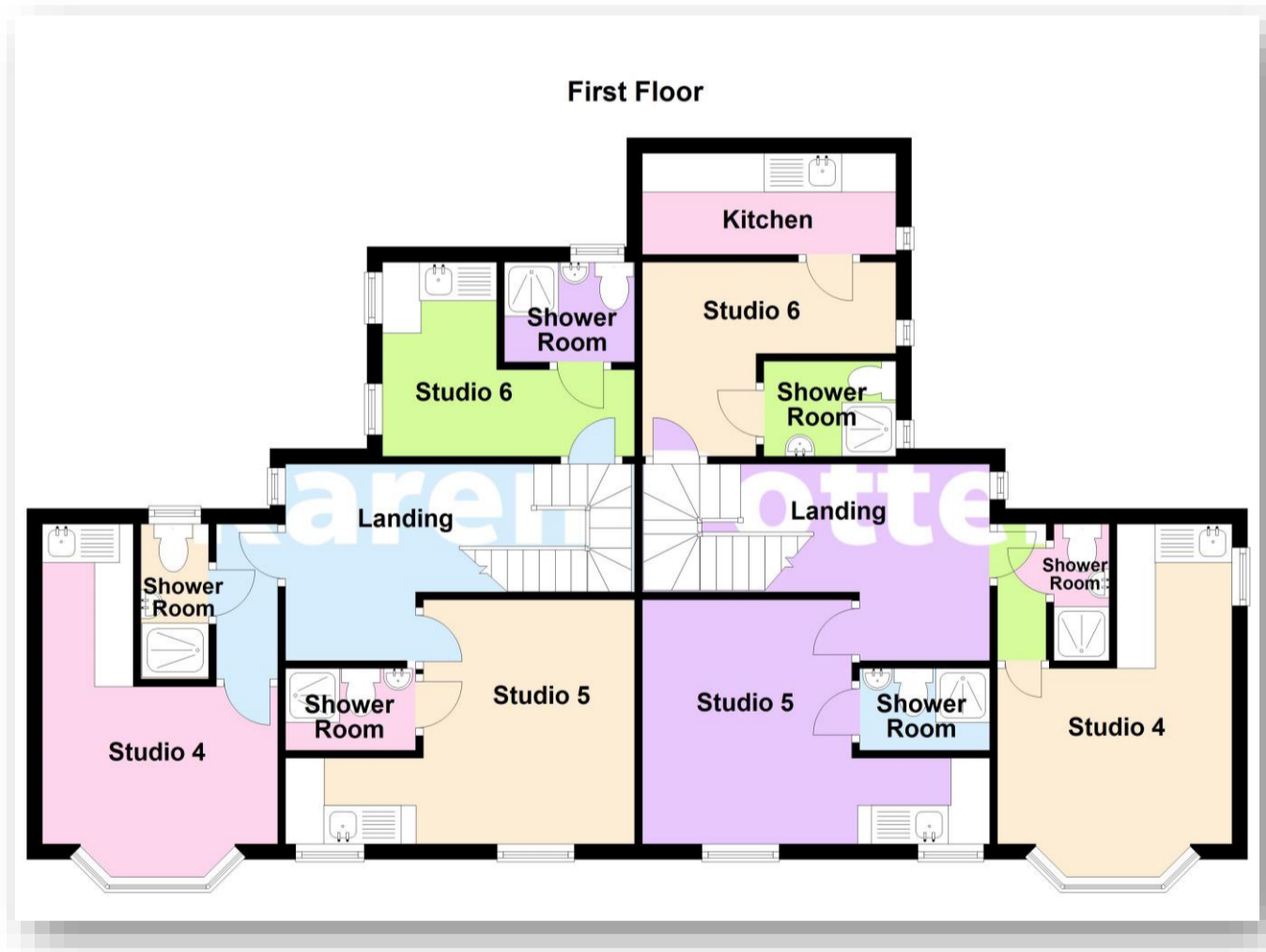
**Right Hand Property:-**  
**Flat 1** - let at £350 pcm  
**Flat 2** - let at £350 pcm  
**Flat 3** - let at £350 pcm

Plans for identification purposes only

## First Floor

**Left Hand Property:-**  
**Flat 4** - let at £350 pcm  
**Flat 5** - let at £350 pcm  
**Flat 6** - undergoing general works - has previously been let at £350 pcm but will be £400 to new occupiers

**Right Hand Property:-**  
**Flat 4** - currently vacant, advertised at £400 pcm  
**Flat 5** - currently vacant, advertised at £400 pcm  
**Flat 6** - let at £350 pcm



**AWAITING  
EPC**



An excellent opportunity has arisen to purchase a pair of adjoining double fronted semi-detached houses which are located within the town centre of Southport and adjacent to the Promenade, Marine Lake and Foreshore. The properties have been converted to provide 12 studio apartments currently providing a projected annual income of £52,800 with all tenancies being Assured Shorthold. At the time of preparing these particulars, the existing tenancies are at a rental of £350 pcm but as they become vacant they are advertised at £400. Four of the twelve apartments are currently being advertised at £400 and eight are existing tenancies at £350 pcm. When all apartments are let at £400 this will provide an annual income of £57,600. The apartments are approached via two main halls, there is parking to the front and a patio to the rear.



Booth Street is located between Bold Street and Seabank Road which both run between the Promenade and Lord Street, the main thoroughfare of Southport's town centre.

**Outside:**

There is a forecourt providing off road parking and a patio to the rear.

**Tenure:**

Enquiries made of Land Registry list the property as Freehold.

**Please Note:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

**Council Tax Bandings:**

All twelve apartments are banded "A"

