






-  Mid Terrace House
-  Divided into Six Flats
-  Accommodation Over Three Floors

-  Town Centre Location
-  Parking
-  Currently Projected to Provide an Income of £37,200 pa

**Price: £395,000** Subject to Contract

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





An excellent opportunity has arisen to purchase a substantial mid terraced house which is located within the town centre of Southport adjacent to the Promenade, Marine Lake and Foreshore. The property has been converted to provide 6 apartments currently providing a projected annual income of £37,200 with all tenancies being Assured Shorthold.

Bath Street runs parallel between the Promenade and Lord Street, the main thoroughfare of Southport's town centre.

**Flat 1: £450pcm - Council Tax B**

**Flat 1a: £600pcm - Council Tax A**

**Flat 2: £450pcm - Council Tax A**

**Flat 3: £500pcm - Council Tax A**

**Flat 4: £550pcm - Council Tax A**

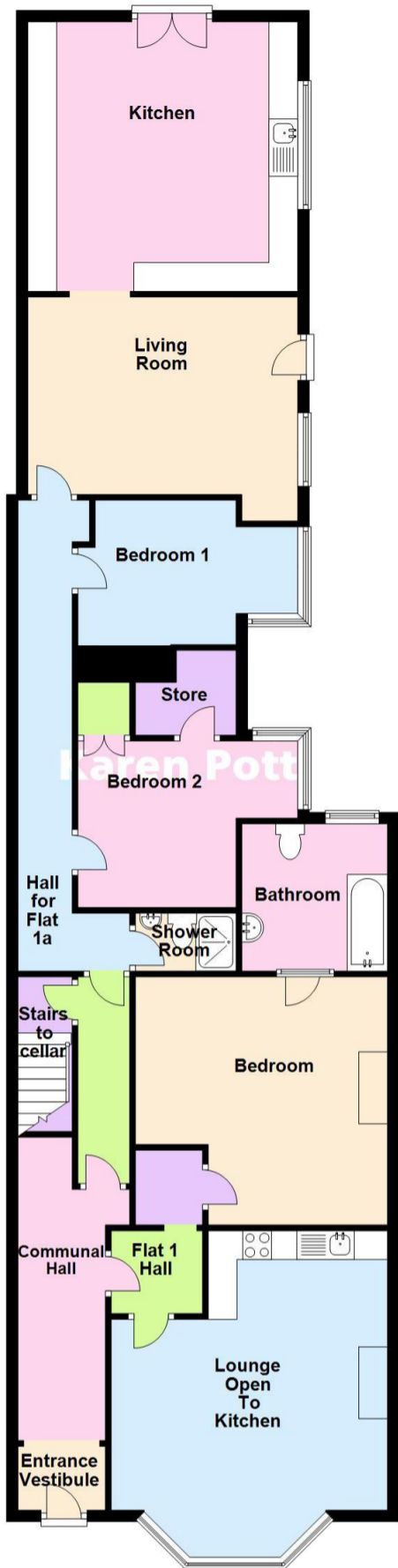
**Flat 5: £550pcm - Council Tax A**

**Tenure: FREEHOLD**

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

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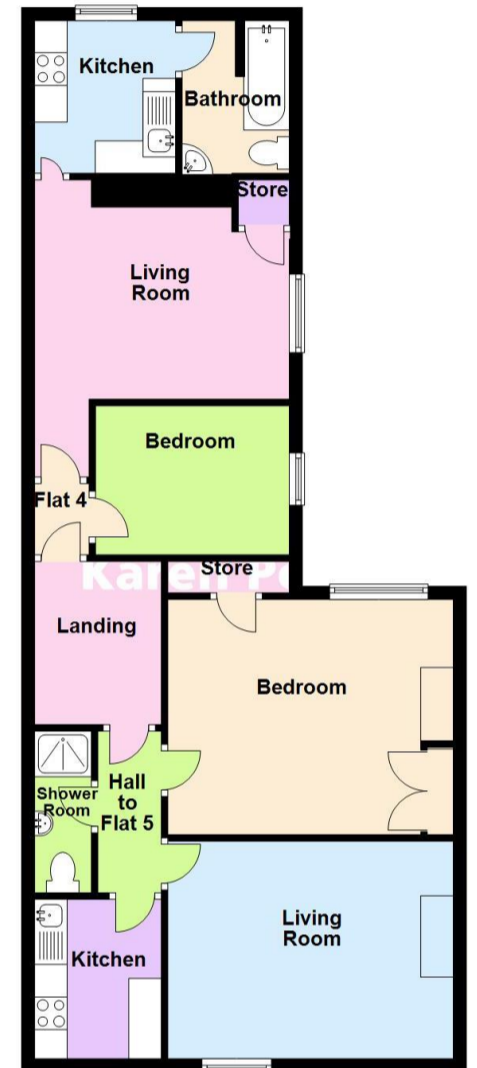
**Ground Floor**  
Approx. 141.5 sq. metres (1522.9 sq. feet)



**First Floor**  
Approx. 91.5 sq. metres (984.8 sq. feet)



**Second Floor**  
Approx. 79.3 sq. metres (853.3 sq. feet)



Total area: approx. 312.2 sq. metres (3360.9 sq. feet)

## AWAITING EPCS

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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