



52 Park Road, Southport, PR9 9JB

Asking Price £450,000

If you are looking for an investment opportunity, this could be the one for you!

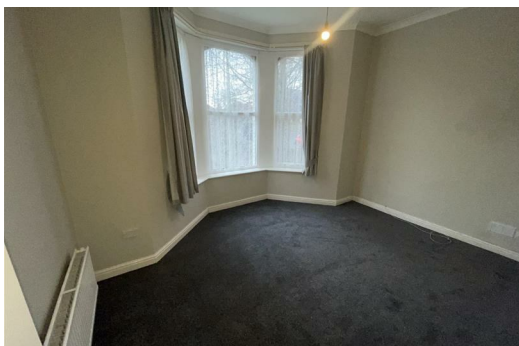
This detached property is currently split into five apartments generating a yearly income of £34,500 offering the potential of a 7.7% gross return. The property is currently let at fully capacity with works arranged for flat 3 in order to modernise and maximise the rental potential.

The building comprises:

- Flat 1- 1 bedroom flat
- Flat 2- 1 bedroom flat
- Flat 3- 2 bedroom flat
- Flat 4- 1 bedroom flat
- Flat 5- 2 bedroom flat

Each apartment has the added bonus of a garage and storage room.

Viewing is strongly encouraged to appreciate the potential of this investment.



Flat 1

£650 pcm - 1 bed Ground floor - lounge, separate kitchen, bathroom and bedroom + Garage and storage room in basement - tenant on fixed term AST 12 Months

Flat 2

£425 pcm - 1 bed Ground Floor - lounge, separate kitchen, bathroom and bedroom + Garage and storage room in basement - Long standing tenant on periodic tenancy.

Flat 3

£750 pcm - 2 bed First Floor - Lounge, separate Kitchen, bathroom 2 bedrooms, garage and storage room in basement - Current tenant paying £400 pcm. Apartment is due to be refurbished and will be readvertised at £750pcm.

Flat 4

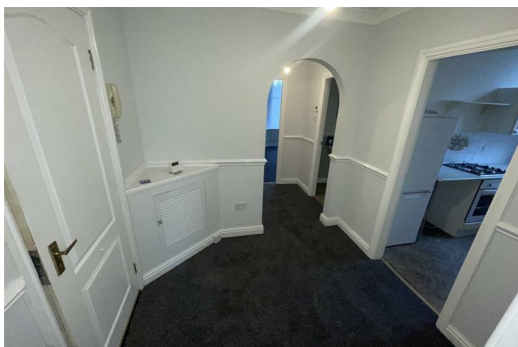
£400 pcm - 1 Bed First Floor - Lounge, Separate Kitchen, Bathroom, Bedroom Garage and Storage room in Basement - long standing tenant on a periodic tenancy.

Flat 5

£650 pcm - 2 Bed Second Floor - Lounge, Separate Kitchen, Bathroom, Bedroom Garage and Storage room in Basement - Long standing tenant on periodic tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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