



## 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 £37,7400 offering the potential of a 7.7% gross return. The property is currently let at fully capacity.

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

£650 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

£795 pcm - 2 bed First Floor - Lounge, separate Kitchen, bathroom 2 bedrooms, garage and storage room in basement.

### Flat 4

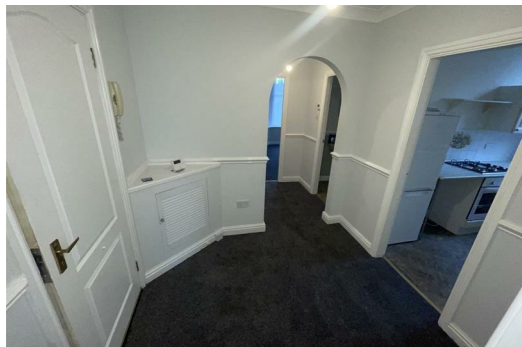
£400 pcm - 1 Bed First Floor - Lounge, Separate Kitchen, Bathroom, Bedroom Garage and Storage room in Basement - long standing tenant on a periodic tenancy.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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