

## FREEHOLD INVESTMENT FOR SALE

71-73 SEAVIEW ROAD, WALLASEY, CH45 4QW.



### INVESTMENT SUMMARY

- Located a short distance from Liscard town Centre in a prominent main road position.
- Let to two commercial and two residential tenants with additional income from a gable end advertising hoarding.
- Annual Income £20,500.
- Asking Price £220,000 (subject to contract)

## LOCATION

The property is situated in a well-established parade on the corner of Seaview Road and Burns Avenue a short distance from ASDA supermarket.

## DESCRIPTION

The property comprises two shops on the ground floor and two large self-contained apartments with access from Seaview Road. To the rear of 71 is an enclosed yard shared by the shop and apartment. To the rear of 73 is a yard providing parking and a garage which is included in the demise.

## TENANCY DETAILS

### 71 Seaview Road

Let to three individuals for a term of three years from 24th February 2020 on a full repairing and insuring lease at an annual rental of £4,860. Tenants have a sixth month rolling break clause.

### 73 Seaview Road

Let to a charity for a term of three years from 3rd November 2019 on a full repairing and insuring lease at an annual rental of £5,160

### 71a Seaview Road

Let on a shorthold tenancy for a term of 12 months from 29<sup>th</sup> January 2020 at a rental of £405 per month.

### 73a Seaview Road

Let on a shorthold tenancy for a term of 12 months from 31<sup>st</sup> July 2020 at a rental of £410 per month.

### Advertising hoarding

Let to Primesight at an annual licence fee of £700 per annum

**Total Annual Income**                      **£20,500**

## ACCOMMODATION

### 71 Seaview Road

Sales Area – 56.58 sq.m (609 sq.ft)  
WC Facilities  
Shared rear yard

### 73 Seaview Road

Sales Area – 45.52 sq.m (490 sq.ft)  
Office – 10.68 sq.m (115 sq.ft)  
Kitchen 4.18 sq.m (45 sq.ft)  
WC Facilities  
Rear Yard With Garage and Parking

71a & 73a comprising two, two-bedroomed apartments, benefitting from gas central heating and double glazing. Council tax band A.

## BUSINESS RATES

71 - £5,800 rv

73 - £4,800 rv

## VAT

All prices and rentals quoted are exclusive but may be liable for VAT.

## VIEWING

Strictly by arrangement with the agents office.  
Contact Sean Seery  
[sts@smithandsons.net](mailto:sts@smithandsons.net)

[www.smithandsons.net](http://www.smithandsons.net)

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead1

Messrs. Smith and Sons for themselves and for the Vendors or Lessors of this property whose agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No persons in the employment of messrs. Smith and Sons has any authority to make or give any representation or warranty whatever in relation to this property.