

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Investment

1 Upton Road, Claughton Village, Birkenhead CH41 0DE



Description

The property comprise a three storey mixed use investment. On the ground floor is a lock up commercial shop trading as a Dessert Takeaway. Arranged over the first and second floors is a two bed apartment internally accessed. The whole premises are let on a full repairing and insuring commercial lease. The business has been trading for fifteen years.

Location

The property is located on the southern side of Upton Road (A5027) in Claughton Village a suburb of Birkenhead. Other occupiers include Tesco Express, William Hill and a number of well established local traders. Claughton Medical Centre and Birkenhead sixth form college are also located close by.

0151 647 9272

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Sale Price

£135,000

Tenure

Freehold

Accommodation

Ground Floor Sales	40.60m ²	437ft ²
Rear Ancilliary	16.01m ²	172ft ²
First Floor		
Lounge		
Bedroom		
Bathroom		
Kitchen		
Second Floor		
Bedroom		
Under Eaves Storage		

Outside Rear Yard and large forecourt.

Rating Assessment

Shop	£2,750 rv

Other Info

The property is let for a term of five years from 24th November 2023 at a rental of £12,000 per annum. The tenant has a break option at the end of the third year. The lease is contracted outside the L & T Act 1954. This investment produces an attractive initial return of 8.9%

VAT Statement

All prices and rents quoted are exclusive of vat if applicable

Strictly by arrangement with the sole agents:



Sean Seery

Residential / Commercial Management

E: sts@smithandsons.net

T: 0151 647 9272


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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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Energy performance certificate (EPC)		
1 Upton Road Claughton Birkenhead CH41 0DE	Energy rating C	Valid until: 28 March 2022 Certificate number: 1708-6026-8159-3248-3143
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	144 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is C.		
Properties get a rating from A+ (best) to G (worst) and a score.		
The better the rating and score, the lower your property's carbon emissions are likely to be.		

Energy performance certificate (EPC)		
1a Upton Road Claughton Birkenhead CH41 0DE	Energy rating E	Valid until: 28 October 2023 Certificate number: 8159-4718-0328-3427-7473
Property type	Top-floor flat	
Total floor area	79 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.energycouncil.gov.uk/energy-efficiency-standards/		
Energy rating and score		
This property's current energy rating is E. It has the potential to be D.		
See how to improve this property's energy efficiency		
		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

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