



**Description**

A fantastic opportunity to acquire a former 12 bed Guest House which until recently has been trading successfully for over 15 years. Prior to being a Guest House the property was let to Students for a term of 10 years back in 1990s. The property comprises 12 double letting rooms each with an ensuite shower/WC, there is a communal lounge/Breakfast room, two Kitchens and Ladies & Gents WCs. The property will be sold fully furnished and benefits from double glazing, central heating, CCTV security system, fire/smoke alarms, fire doors, a courtyard and vehicle access with double gates. The property could continue to be used as a Guest House or alternatively once refurbished and modernised, it would make an ideal rental investment in high-quality accommodation for students or young professionals with a potential income of £125 per tenant per week. It could also lend itself to the private rental market or as an Airbnb business. The potential rental income if let to 12 individuals at £125 pppw is approximately £78,000 per annum.

**Situated**

Just off Picton Road which benefits from a strong passing footfall with local pubs, restaurants and local amenities on the same road. Picton road has reliable transport links with a main route into the city centre which is just 2 miles away. The five hospitals, three university campuses and Wavertree Technology Park are all within 2 miles providing ample employment for many young professionals. There is a bus to the city centre every 5 minutes and the railway station is a 5 minute walk. The restaurant/pub areas of Smithdown road and Penny Lane are within a 10 minute walk and Wavertree Sports Park, just 200m away, provides the city's top facilities for swimming, tennis, football and gymnasia.

**Ground Floor**

Separate Detached Building with reception and office.  
**Main Building Entrance**  
Hallway, Laundry Room, WC, five rooms with En-suites, Breakfast room/Kitchen.

**First Floor**

Six Rooms with En-suites, Kitchen.

**Second Floor**

Attic room with sky lights.

**Outside**

Vehicular access and Courtyard.

**EPC Rating**

TBC

**Council Tax Band**

A

