



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 gymnasias.

Ground Floor

Separate Detached Building with reception and office.

Main Buildin– 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

C

Council Tax Band

A

