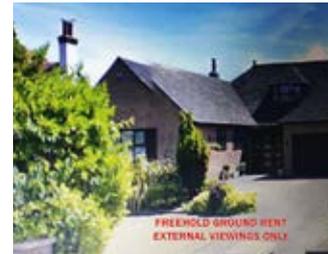


Description

A freehold portfolio of freehold ground rents secured upon seven × separate period-style family homes in a number of popular residential roads in the Birkdale, Southport area. The portfolio addresses are: **10 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. **12 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. (The leasehold vacant possession interest to this property sold for £1,100,000 on 7th July 2015 – Source from RightMove). **17 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £12.50 per annum. **7 Lancaster Road, Southport, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £15 per annum. **45 Lancaster Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £19 per annum. **32b Grosvenor Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. **34 Grosvenor Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £9 per annum. The leasehold tenants are responsible for all repairs, decorations, outgoings and for placing and paying for the buildings insurance.

Situated

Lancaster Road, Sandringham Road and Grosvenor Road are all situated off Waterloo Road (the A565) in a popular and well established residential location close to local amenities,



transport links, Birkdale village and the Royal Birkdale Golf Club.