

LOT
62

262-266 Smithdown Road, Liverpool L15 5AH
COMMERCIAL INVESTMENT

Guide price **£300,000 +**



A mixed use investment with re-development potential (subject to planning). The property comprises 3 adjoining three storey mid terraced buildings. 262/264 is combined into a single retail unit and together with part of the first floor of 262 is currently let to Subway Realty Limited at a rental of £14,000 per annum. The ground floor 266 consists of a single ground floor retail unit which is vacant. A separate entrance door within the front elevation of 266 leads to an enclosed staircase to the accommodation at first and second floor levels. The accommodation could be suitable for student/residential use (subject to any planning consents) and is in need of refurbishment/renovation to make fit for occupation. The potential ERV of the building once fully let could be in the region of £50,000 pa.

Situated

The premises are prominently situated fronting Smithdown Road close to its junction with Nicander Road approximately 3 miles east of Liverpool City Centre. Smithdown Road is a main

arterial route linking Liverpool City Centre to the surrounding Merseyside area and provides a popular shopping district serving a well established residential and student community.

EPC Rating

No 266a – G No 266 – G No 262/264 – D

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	ERV	NEXT REVIEW/REVERSION
Ground Floor – 262/264 and Part First Floor in 262	Subway Realty Limited	Retail Sales Area	20 years from 22nd December 2003 FR & I	£14,000pa		Upward only rent reviews on 22nd December in 2013 and 2018 Tenant only break option in 2018
		Retail Sales Area				
		Kitchen/Food Prep Room				
		Rear Storeroom				
		Customer Washroom/WC, Staff Washroom/WC				
		Store Room				
		First Floor Offices (net internal area)				
		Store				
Ground Floor Shop – No. 266	Vacant	Front Sales Area			£7,000 pa	
		Rear Sales Area				
		Rear Staffroom/Kitchen				
		Washroom/WC, Understair Storage Cupboard				
First Floor offices	Vacant	Four Rooms				
		Rear Washroom/WC, Rear Bathroom/WC				
Second Floor offices	Vacant	Five Rooms				
		Washroom/WC, 2 Full Bathrooms each with WC				
Current rent reserve					£14,000 pa	