



Wavertree a block of 11 vacant spacious apartments all benefitting from gas central heating comprising 6 x three bedroom, 1 x four bedroom and 4 x two bedroom apartments. The apartments potential rental income is £5,200 p.c.m once fully let. Also included in the sale are two telecommunication mast's with Vodafone on a lease which expires on the 28/5/14 (this is due for renewal) producing an income of £8000 + vat p.a. O2 on a lease which expires on the 2/9/21 (10 yr lease) rental income £8000 + vat p.a. The total potential annual rental income being in excess of £78,000. We are advised the total area is approximately 7000 sq ft. Floors plans will be available at the Auctioneers Offices.

Situated Fronting Lawrence Road on the corner of Wellington Road in a densely populated suburb of Wavertree within easy reach of Smithdown Road and Picton Road amenities and approximately 3 miles from Liverpool City Centre.

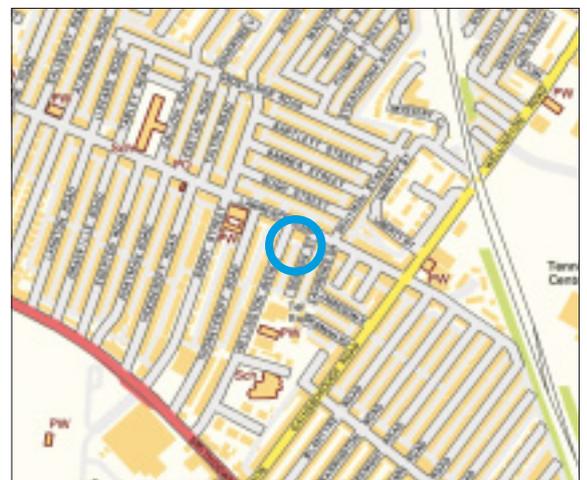
Outside Yard

Note We have not carried out an internal inspection. All details have been supplied by the vendor and prospective bidders should make their own enquiries.

Ground Floor Flats 1, 2 and 3 (2x3 bed and 1x4) each comprising Living Room, Kitchen, Bathroom/WC

First Floor Flats 4, 5, 6 & 7 (2x2 bed and 2x3) each comprising Living Room, Kitchen, Bathroom/WC

Second Floor Flats 8, 9, 10, & 11 (2x2 bed and 2x3) each comprising Living Room, Kitchen, Bathroom/WC



Not to scale. For identification purposes only

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