



A three storey mixed use investment property on a prominent corner location, comprising ground floor hot food takeaway T/A Hot N Tender, together with two independently accessed flats above (one four-bed and one five-bed). The ground floor and basement is let for a term of 13 years from 24th March 2011 to 2024 at an initial rent of £13,000 per annum (FR&I terms rent review in March 2015 and every 3rd year). The lease is full repairing and insuring with a contribution for 46.8% of "the cost of decorating, lighting, repairing, maintaining, cleansing, rebuilding and renewing all things the use of which is common to the property". There is a rent deposit held of £3,250 being three months rent. The flats are let by way of Assured Shorthold Tenancy agreements to eight students currently producing £32,243 per annum. The flats are separately metered and benefit from central heating. The Landlord pays building insurance plus a fixed allowance towards some utility costs for the first floor flat. The gross income is £45,243 per annum with potential to increase to approximately £49,000 per annum.

**Situated** The property occupies a prominent site to the corner of Smithdown Road and Rossett Avenue conveniently placed for local shops, bars, bus routes and the local Asda and Aldi Supermarkets. In the heart of a busy and vibrant student area with good access to town and universities.

**Ground Floor & Basement**

Hot Food Takeaway, Seating Area, Preparation Area, WC's (113.85m<sup>2</sup> /1,225.51 sq.ft GIA).  
Rear entrance to the second floor flat.

**Part Ground and First Floor**

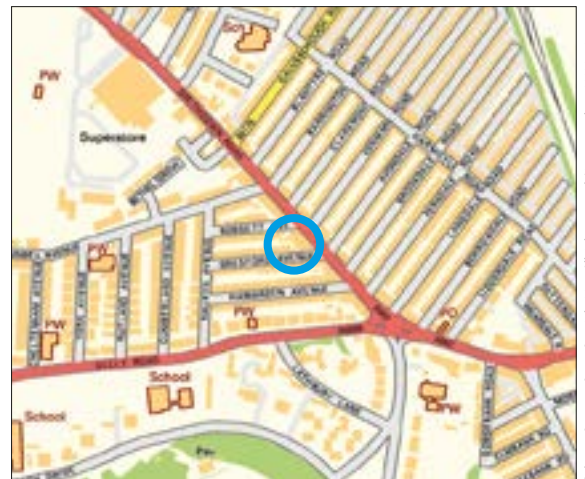
**Flat 1** Entrance Hall, Living Room with Dining Area and Fitted Kitchen (Units,

Built in Oven, Dishwasher and Washing Machine), 5 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to five students at £79 per week per student for 52 weeks. Total rent £20,540 per annum.

**Second Floor**

**Flat 1A** Entrance Hall, Living Room, Fitted Kitchen (Built in Oven, Washing Machine and Dishwasher), 4 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to three students at £83 per week per student for 47 weeks. Total rent £11,703 per annum.

Both flats benefit from double glazing and gas fired central heating.



Not to scale. For identification purposes only



**Outside**  
Rear Yard.