



MIXED USE INVESTMENT COMPRISING TENANTED HOT FOOD TAKEAWAY PLUS 2 FLATS. APPROXIMATE CURRENT GROSS ANNUALIZED INCOME £45,243. POTENTIAL TO £49,000 PER ANNUM.

Description Mixed Use Investment comprising tenanted hot food takeaway plus a four bedroom and a five bedroom flat, both let to students. Approximate current gross annualized income £45,243. Potential to £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 (113.85 sq.m / 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, to 30/06/2015. 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, to 30/06/2015. Total rent £11,703 per annum.

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

Outside
Rear Yard.

Note
The landlord pays building insurance plus a fixed allowance towards some utility costs for the first floor flat. The flats are separately metered and have central heating.

PROPERTY	LEASE	INCOME	TERMS
Ground Floor Shop & Basement	Let for 13 years from 24th March 2011	£13,000 per annum	FRI terms. Tenant contribution of 46.8% for various common parts maintenance. Rent deposit £3,250.00 Rent review March 2015 and every 3rd year.
First and Second Floor Flats	Let under AST agreements to students to 30/06/2015	£32,243 per annum	
		£45,243.00	