



Victoria Street, Southport, PR9



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£200,000

- NO ONWARD CHAIN
- Excellent Investment Opportunity
- Tenants in SITU
- 3 Separate - 1 Bed Flats
- Popular Residential Location
- 9.3% Yield
- Freehold
- EPC rating E



ATTENTION INVESTORS. Northwood are pleased to present an excellent investment opportunity in an ideal location close to Southport Town Centre and the sea front. The three separate apartments are in good condition throughout, and each sold with tenants in situ. This is a fantastic opportunity for landlords looking to build on their property portfolio or indeed prospective buy to let investors.

Flat 1 is situated on the ground floor of the building and is well presented throughout; briefly comprising of a living room, bedroom, kitchen, utility space and bathroom. This flat also benefits from its own private yard which is accessed via a door from the utility area. Current tenant has been in for over 3 years and keen to stay. Current Rent: £525pcm.

Flat 2 is situated on the first floor and is a spacious one-bed flat. There is a large living room to the front with feature electric fire and bay window. The kitchen is complete with free-standing cooker with gas hob as well as space for a washing machine and tall fridge-freezer. The double bedroom is to the rear and is served by a bathroom with bath and shower over and a separate WC. Current tenant has been in for over 3 years and the current rent is £525pcm.

Flat 3 is on the top floor of the building and has an open plan kitchen/living room, double bedroom with built in storage and an En suite shower room. This apartment will be advertised with a rental figure of £495pcm.

Total Monthly Income: £1,545

Total Annual Income: £18,540 giving this investment an approximate yield of 9.3% yield.



Flat 1

Living Room - 3.85m x 4.71m

Kitchen - 2.92m x 2.67m

Bathroom - 1.87m x 2.09

Bedroom - 3.77m x 3.41m

EPC rating E

Flat 2

Living Room - 3.73m x 4.71m

Kitchen - 1.41m x 2.89m

Bedroom - 2.33m x 3.63m

Bathroom - 3.00m x 1.70m

EPC rating D

Flat 3

Kitchen/Living Room - 3.73m x 4.71m

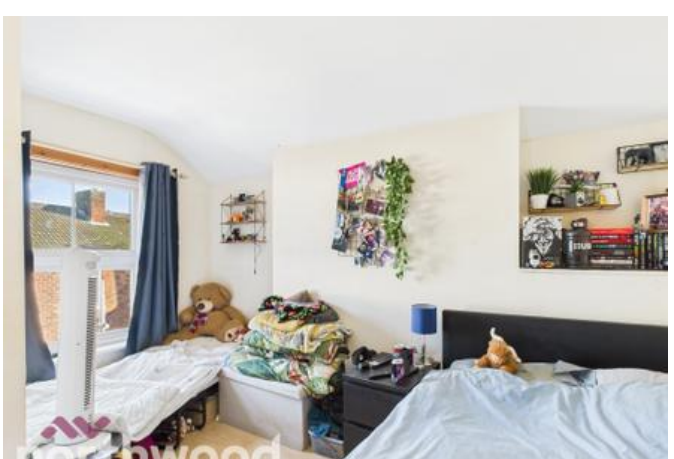
Bedroom - 3.87m x 3.86m

Bathroom - 1.49m x 2.53

EPC rating E

Disclaimer

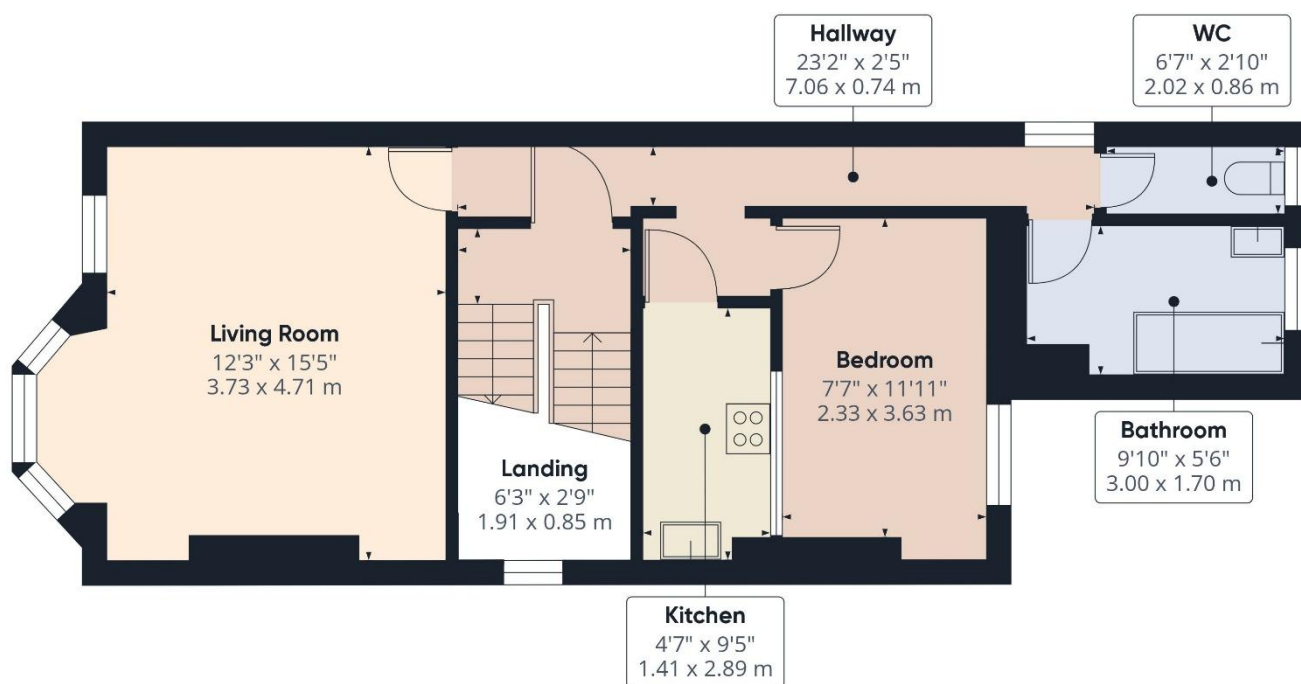
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Flat 1 Floorplan

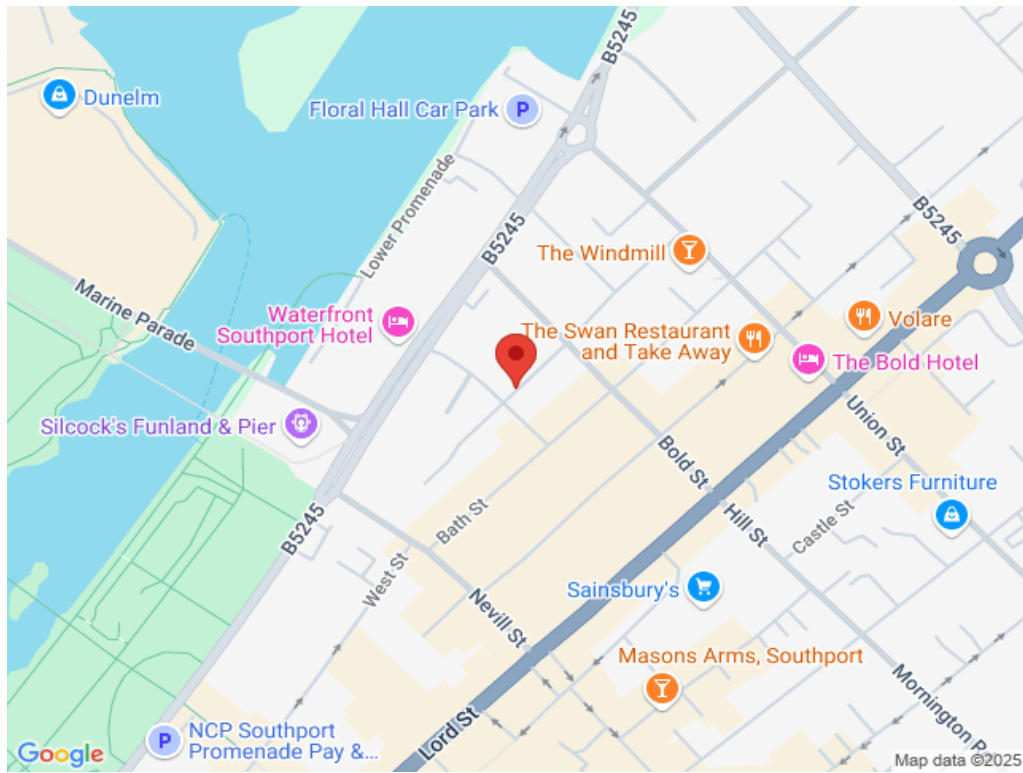


Flat 2 Floorplan



Flat 3 Floorplan





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

Flat 1 EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Flat 2 EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		

Flat 3 EPC



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