



Bath Street North, Southport, PR9



£315,000

- Excellent Investment Opportunity
- Approximate 7% Yield
- Block of 3 Apartments
- All Self Contained
- 6 Bedrooms in Total
- Popular Town Centre Location
- Freehold
- EPC rating TBC



Exceptional Investment Opportunity - Three Self-Contained 2-Bedroom Flats - Tenants In Situ

Presenting an outstanding investment opportunity, this well-maintained terraced property has been thoughtfully converted into three spacious, self-contained two-bedroom flats, each offering modern living in a sought-after residential area.

Flat 1 is currently achieving £625pcm and is positioned on the ground floor with the added benefit of access to a private outdoor courtyard. The accommodation comprises a large living room, kitchen, 2 bedrooms and bathrooms. The tenant has been in for over 2 years, and the flat is kept well maintained.

Flat 2 is currently achieving £600pcm and is located on the first floor of the building. Similarly to the ground the accommodation comprises of a living room, kitchen, 2 bedrooms and bathroom. This tenant has also been in for over 2 years and is keen to remain.

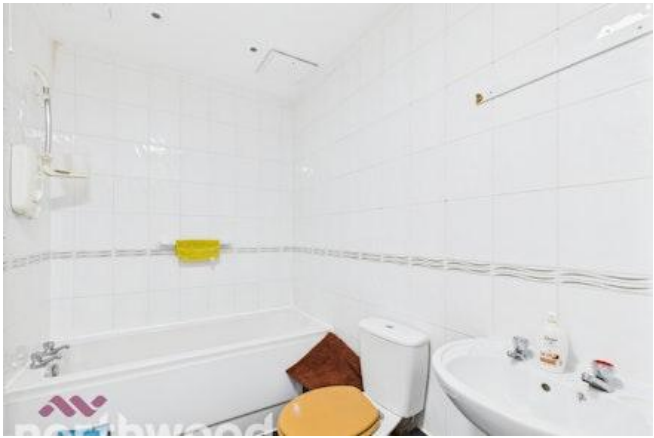
Flat 3 is currently achieving £625pcm and is on the top floor. The accommodation comprises a living room the front, kitchen, bathroom and 2 bedrooms.

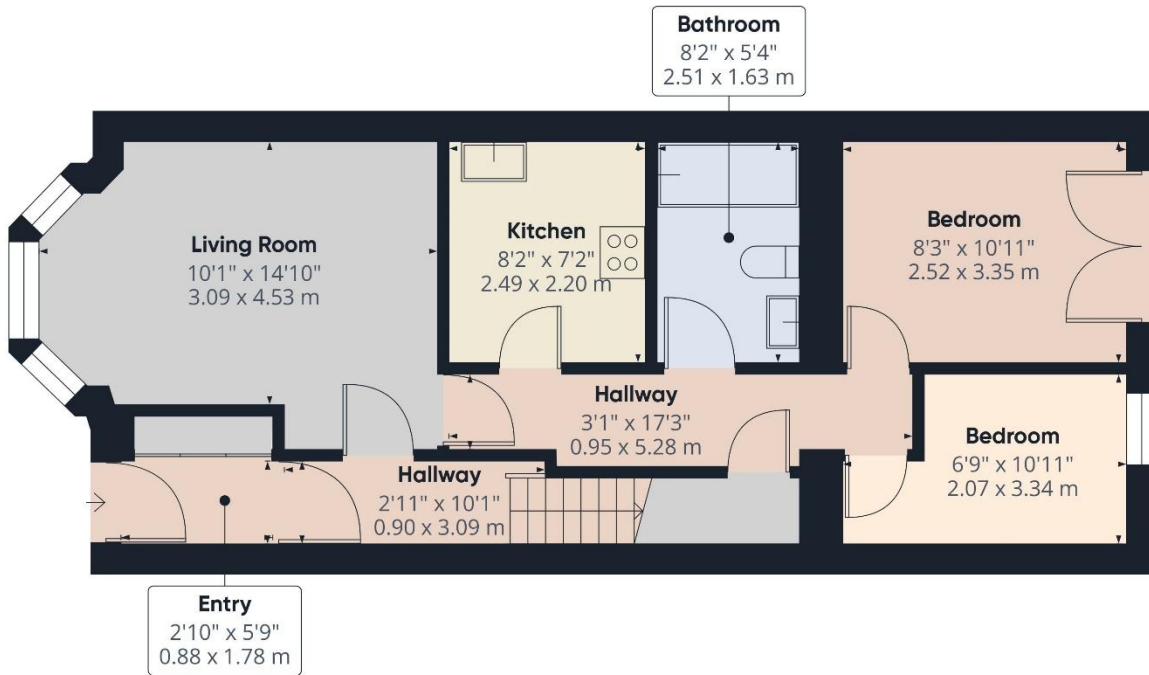
Currently achieving an annual yield of approximately 7%

In brief this block of 3 flats makes an ideal ready to go investment for both seasoned buy to let landlords or those looking to build a property portfolio. Located in a popular location in the centre of Southport and minutes walk from both the promenade and the historic Lord Street.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans 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.





Approximate total area[®]
551 ft²
51.1 m²

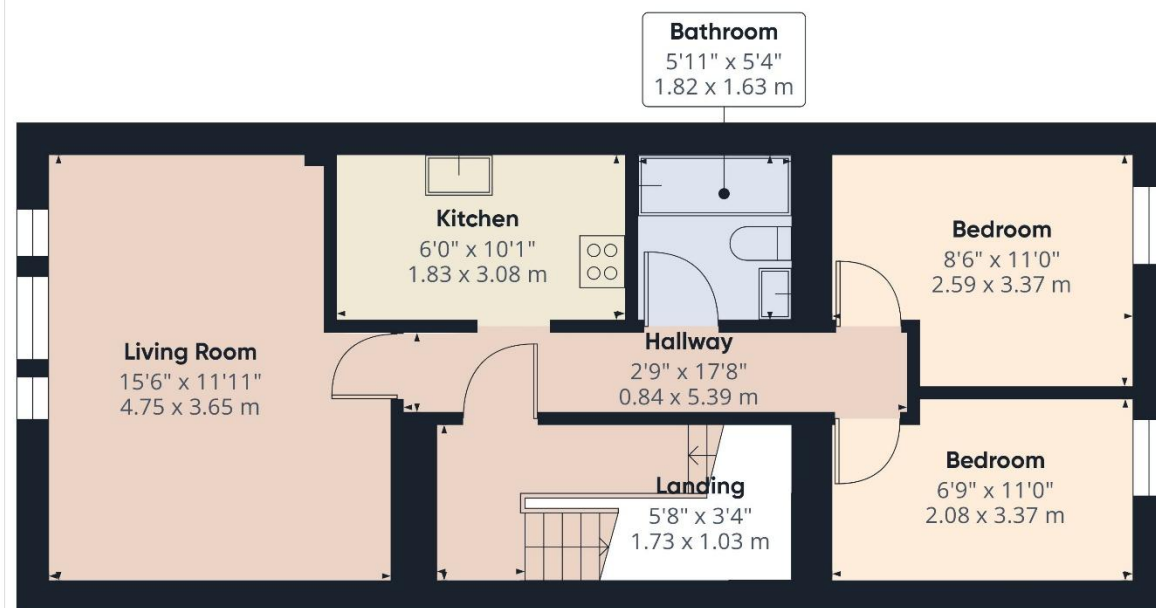
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Approximate total area⁽¹⁾
502 ft²
46.8 m²

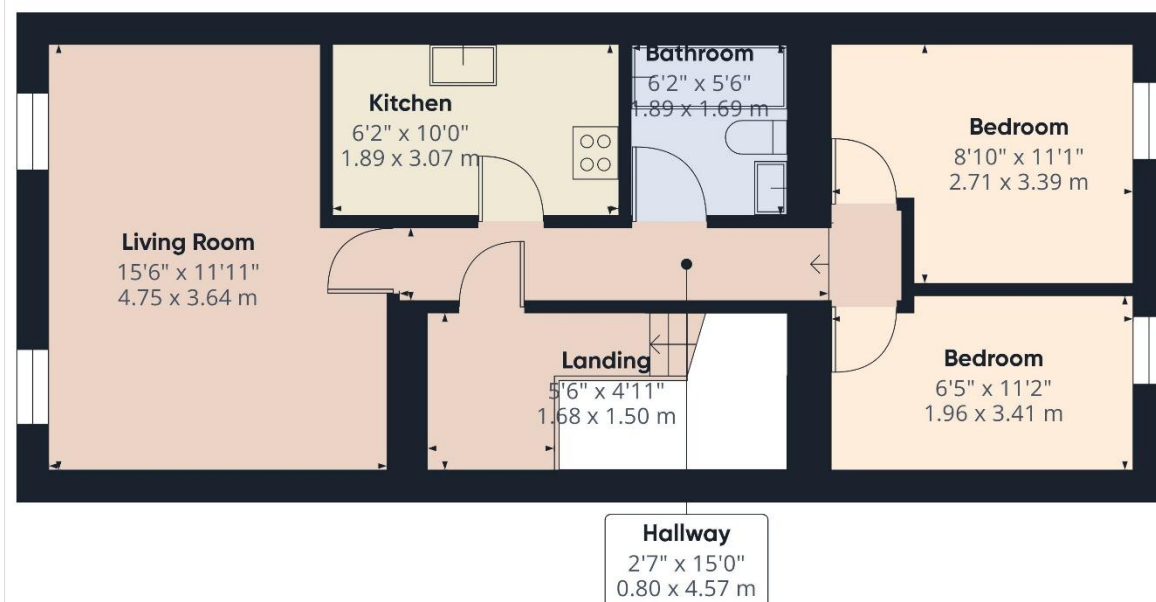
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Floor 2



Approximate total area⁽¹⁾
514 ft²
47.9 m²

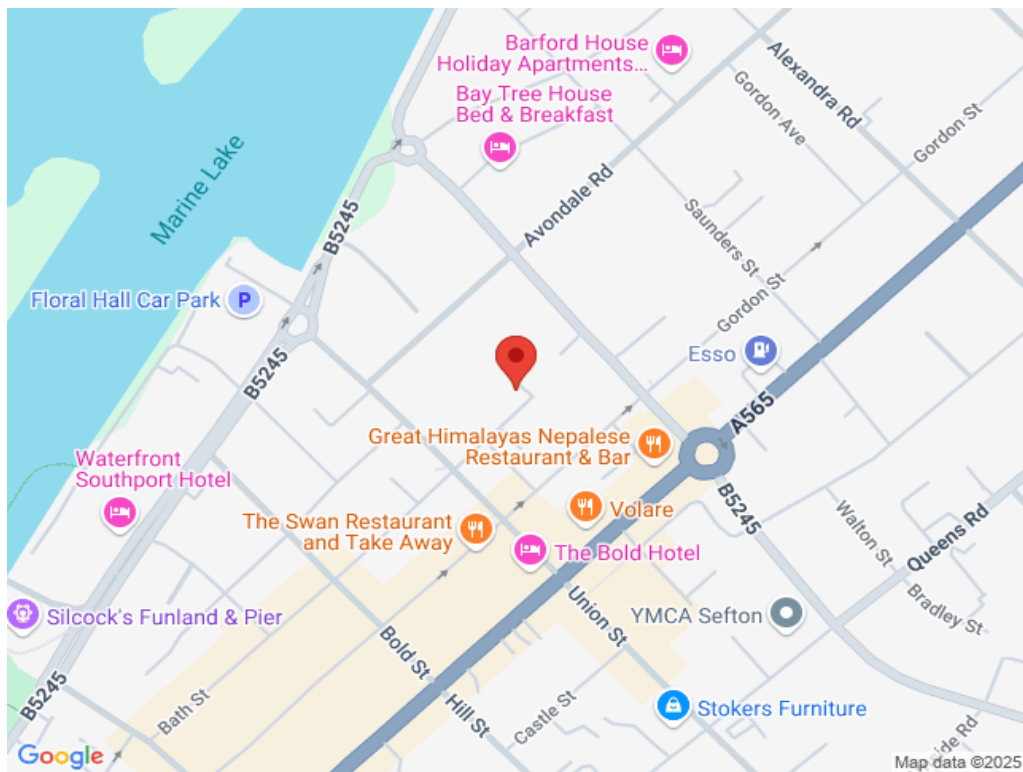
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Floor 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
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