



81 Widnes Road, Widnes, WA8 6AZ

Fully Let Investment Opportunity

Summary

Tenure	For Sale
Price	£210,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Multi Occupancy
- Town Centre Location
- 10% plus Yield ROI
- Corner Position
- Two Retail Units & One Flat
- Good Vehicular Access

Location

The property is prominently situated on the corner of Widnes Road and Salisbury Street, close to the junction of Albert Road, within Widnes Retail centre.

The frontage is pedestrianised and the side and rear benefit from convenient vehicular access.

To the rear of the property is a large car park facility.

Description

We are delighted to offer for sale this multi tenanted mixed use investment property, that is fully let and income producing currently.

The property comprises two ground floor commercial units and a first floor flat.

The current total gross income stream amounts to £22,200 per annum.

The front ground floor is let to an established vape shop operator and the other sections are let to private individuals.

We consider there to be a good opportunity for future rental growth.

There are wc facilities included in each lettable part.

Accommodation

Ground Floor Front Shop - Vape Shop

Ground Floor Rear Shop - Florist

First Floor Flat

Asking Price

£210,000.

Yield

A purchase at the asking price represents a gross yield of more than 10.5%, before any deductions to the gross rental income are applied or purchase costs.

Services

Mains electricity, water and drainage are connected.

Tenure

Multiple Long Leasehold Titles.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

We are advised that the property is not applicable to VAT.



Viewing & Further Information



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