

Mixed Use Freehold Investment Opportunity

CBRE

# For Sale Leaf Tea Shop & Residential Apartments



364-368 SMITHDOWN ROAD  
ALLERTON  
LIVERPOOL  
L15 5AN





# Description

**Leaf Smithdown (business unaffected)**  
- This cosy and charming tea shop with residential dwellings above occupies an excellent location on Smithdown road in Allerton with fantastic commuter routes into Liverpool city centre and beyond.

The building extends to **4,677 sq ft** based over ground floor commercial and floors of residential apartments. The combined rental is **£90,800**.

This is the third successful venue in Liverpool for the Leaf group. They focus on serving healthy and organic options as well as accessories for tea. They offer quiz nights during the week and celebrate a weekly live DJ on a Sat night set within the vibrant café space. They also occupy one of the apartments for an additional cost.

Liverpool has a thriving Airbnb market which attracts a number of visitors throughout the year, leading to a high demand for short term accommodation options. The remaining residential space is let to one tenant and is currently used for an Airbnb business given the excellent location and close proximity to some of Liverpool's most Iconic Assets.

The site extends to approximately

**4,677** SQ FT

**Pricing Offers are sought of £1,200,000 (One Million, Two Hundred Thousand Pounds), subject to contract and exclusive of VAT.**

Leaf Tea Shop



Leaf Tea Shop



Apartment Living area





# Location

The opportunity is situated in a sustainable charming, leafy, location in Allerton, known for its charming architecture and vibrant community atmosphere, in the administrative boundary of Waverly Council.

Three Graces, Liverpool  
Sefton Park  
The Beatles, Liverpool Waterfront



15  
MIN DRIVE TO LIVERPOOL  
LIME STREET STATION



14  
MIN DRIVE TO JOHN  
LENNON AIRPORT



23  
MIN BUS TO LIVERPOOL  
CENTRAL STATION



20  
MIN WALK TO  
SEFTON PARK



The site is adjacent to Smithdown Road, providing onward access to Liverpool city centre or South Liverpool via bus/cars. One of the notable features of Allerton is its abundance of green spaces and parks, Calderstones and Sefton Park to name a few. Allerton Road is the main commercial hub of the suburb, lined with the variety of shops, boutiques, cafes, restaurants and bars. It offers a range of amenities and services making it convenient for residents to meet their daily needs without having to travel far.

# The Neighbourhood

The site is located within walking distance of the famous Penny Lane that gained world recognition through the famous song by The Beatles and it is known for its vibrant atmosphere and charming architecture. Visitors to Penny Lane can explore various landmarks mentioned within the song, such as the barbershop, the shelter in the middle of the roundabout and the bank. The street is also lined with shops, cafes and restaurants offering a delightful experience for visitors to the city.

Strawberry Fields inspired another iconic Beatles song and is located in the tranquil village of Woolton which is a 5 min car journey from Penny Lane. While the original building no longer stands, visitors can still enjoy the gardens and then explore the exhibition dedicated to the history of the site. The famous red gates, which became a symbol of the song, are also very popular for photos.

**Both Penny Lane and Strawberry Fields offer a unique opportunity to immerse oneself in the rich musical heritage of Liverpool and experience the magical of The Beatles.**

## KEY

- 1 The Tavern Co
- 2 Maggie Fu
- 3 The Penny Lane
- 4 DEREK'S Coffee & Sandwiches
- 5 Purple Carrot
- 6 The Penny Lane Shopping Centre
- 7 Asda Penny Lane Supermarket
- 8 Lemongrass Thai Bar and Restaurant



Penny Lane



Strawberry Fields, famous red gates



# Liverpool

Situated in the North West of England, Liverpool is the UK's fifth largest city and the commercial and administrative capital of Merseyside.

Liverpool is an integral part of the North West, the UK's second largest regional economy, worth more than £32bn.

The area is the base of more than 3,000 businesses providing compelling evidence to the quality of the city's business environment and commercial opportunities. Ranked in the top 1% of universities in the world and known as one of the original six 'red brick' universities, University of Liverpool was one of the first institutions in the world to establish departments in civic design, biochemistry and architecture. It also has 9 Nobel Prize winners among its alumni and boasts the largest medical school in the UK.

Liverpool city centre has undergone an extraordinary transformation in recent years led by £5 billion of inward investment. At the heart of the city's renaissance is Liverpool One, a retail-led development by Grosvenor, which provides an exceptional retail and leisure offering and is home to the busiest shopping street outside of London.

The city is home to a number of major financial institutions, multinational corporations and public bodies. Just some of the international organisations based in Liverpool include:

TaylorWessing



HILL DICKINSON



£5bn of public and private investment in the last decade



>252,000 businesses located in Liverpool



Liverpool ranked 4th in the UK for economic growth potential



67m visitors each year



£4.2bn of tourism spend per annum



4 leading universities producing 18,000 graduates per year



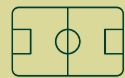
Officially declared a UNESCO 'City of Music' in 2015



More galleries and national museums than any other city outside of the capital



Liverpool's Georgian Quarter named in the Sunday Times' list of best places to live in 2018



Home to 6 times European Cup and 19 times League Champions Liverpool FC



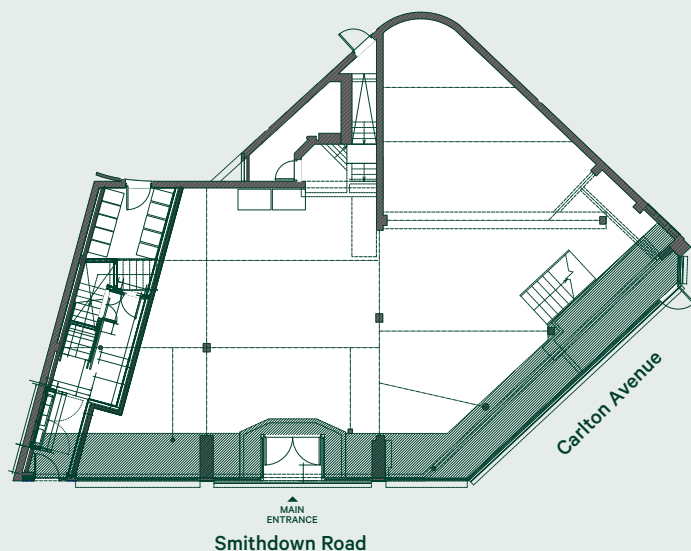
World-class retail/ leisure offer - Liverpool boasts the UK's largest open-air shopping centre with 170 shops, bars and restaurants



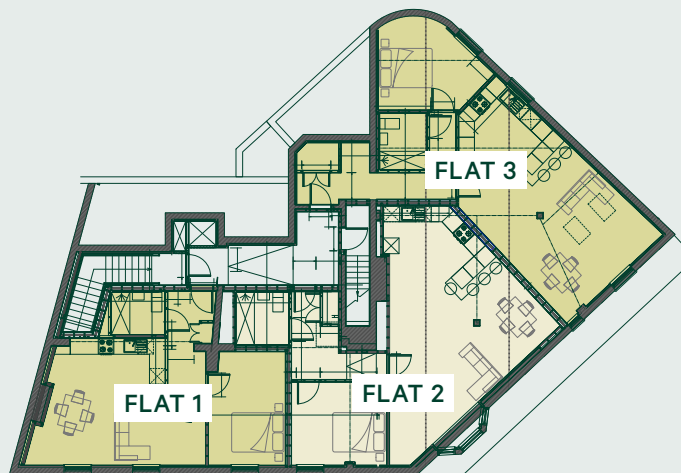
Royal Albert Dock, Liverpool - the North West's most visited free tourist attraction

# Floor Plans

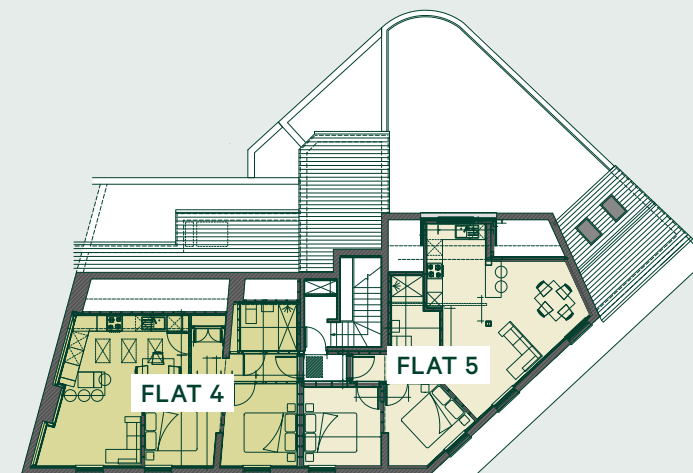
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## Accommodation

Demise	AREA (sq ft)	AREA (sq m)
Ground Floor	2,652	246.41
First Floor – One Bedroom - Flat 1	351	32.58
First Floor – One Bedroom - Flat 2	434	40.26
First Floor – One Bedroom - Flat 3	469	43.54
Second Floor – Two Bedroom - Flat 4	380	35.27
Second Floor – Two Bedroom - Flat 5	391	36.29
<b>TOTAL</b>	<b>4,677</b>	<b>434.35</b>

## Income and Tenancy

- > The property 100% let to two tenants, Leaf and a Private Individual.
- > Leaf in occupation on the ground floor for **15 year lease** from **September 2019** with breaks in year 3, 5, 7 and 9. Passing rent of **£50,000 per annum** with a Rent Review in year 5 capped at **1.5%** and in year 10 capped at **3.5%**. Forecasting that the rent steps therefore to **£53,864 pa September 2024**.
- > Private Individual for 4 residential apartments in occupation on a 5 year lease from **1st September 2020** currently rented at **£2,800pcm, £33,600 per annum**.
- > Leaf has 1 residential apartment currently rented at **£600pcm, £7,200 per annum**.
- > Total passing rent **£90,800 per annum**.
- > Offers Sought on **£1,200,000** basis which reflect a net initial yield of **6.99%** based on a Rental Yield of **7.5%**.

FOR SALE  
LEAF TEA SHOP & RESIDENTIAL APARTMENTS

Description

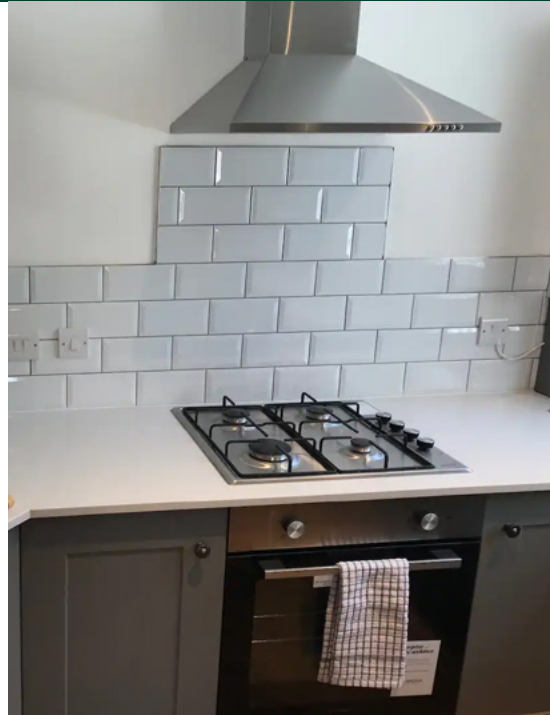
Location

Liverpool

Accommodation

Gallery

Further Information





## Disposal Process

The opportunity is to be sold on a Freehold basis.

CBRE are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

## Viewings

Viewing of the site is available by roadside inspection at any time. On site access can be arranged by prior notice through the sole agents at CBRE.

## Contact us

For further information regarding the site opportunity please contact the sole agents at CBRE.

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