

**FOR SALE**

**Residential Investment Property**

**Existing Tenants Unaffected by  
the Sale**

**Offers in Excess of: £340,000**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**44 Knowsley Road, Southport, Merseyside PR9 0HW**

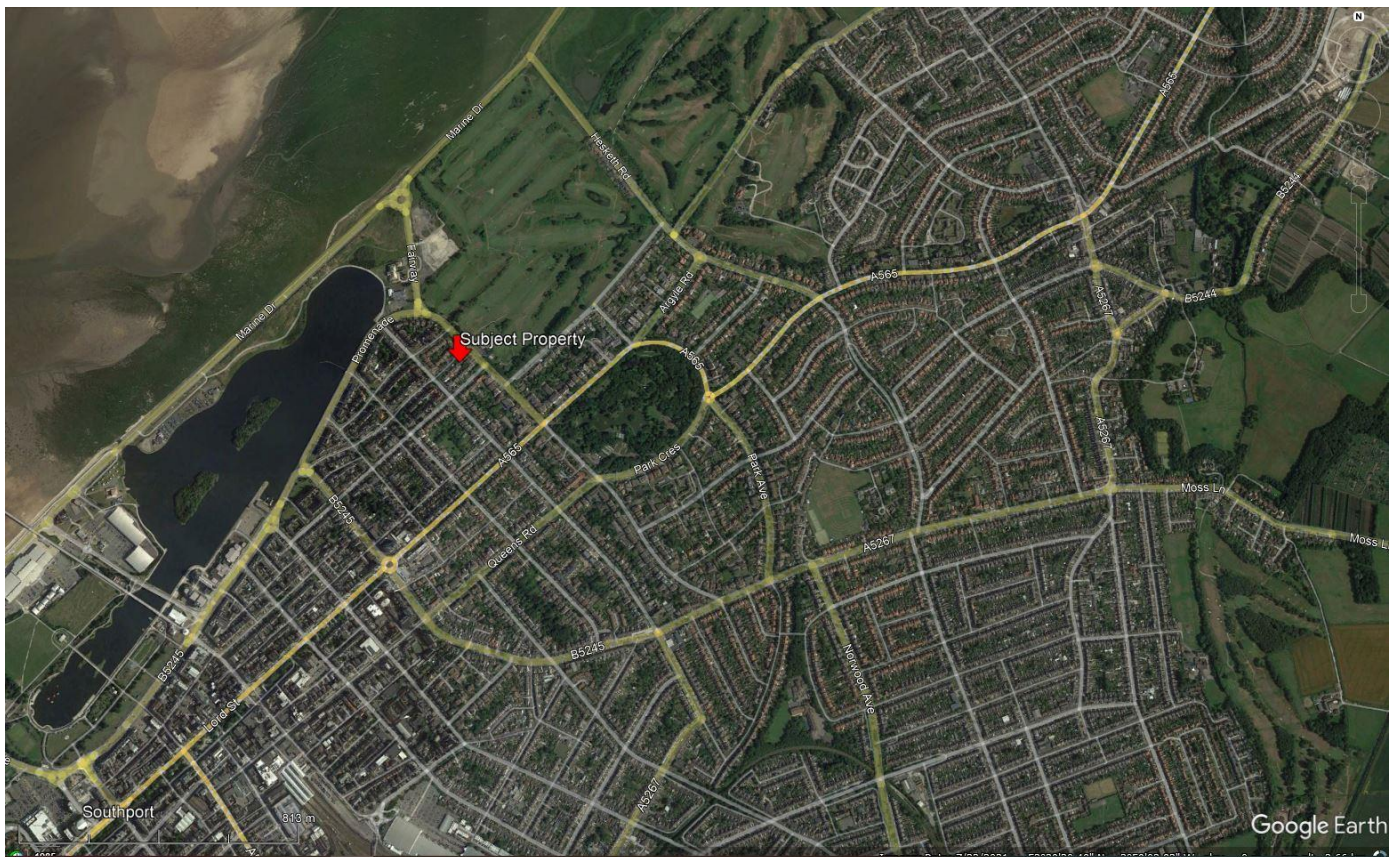
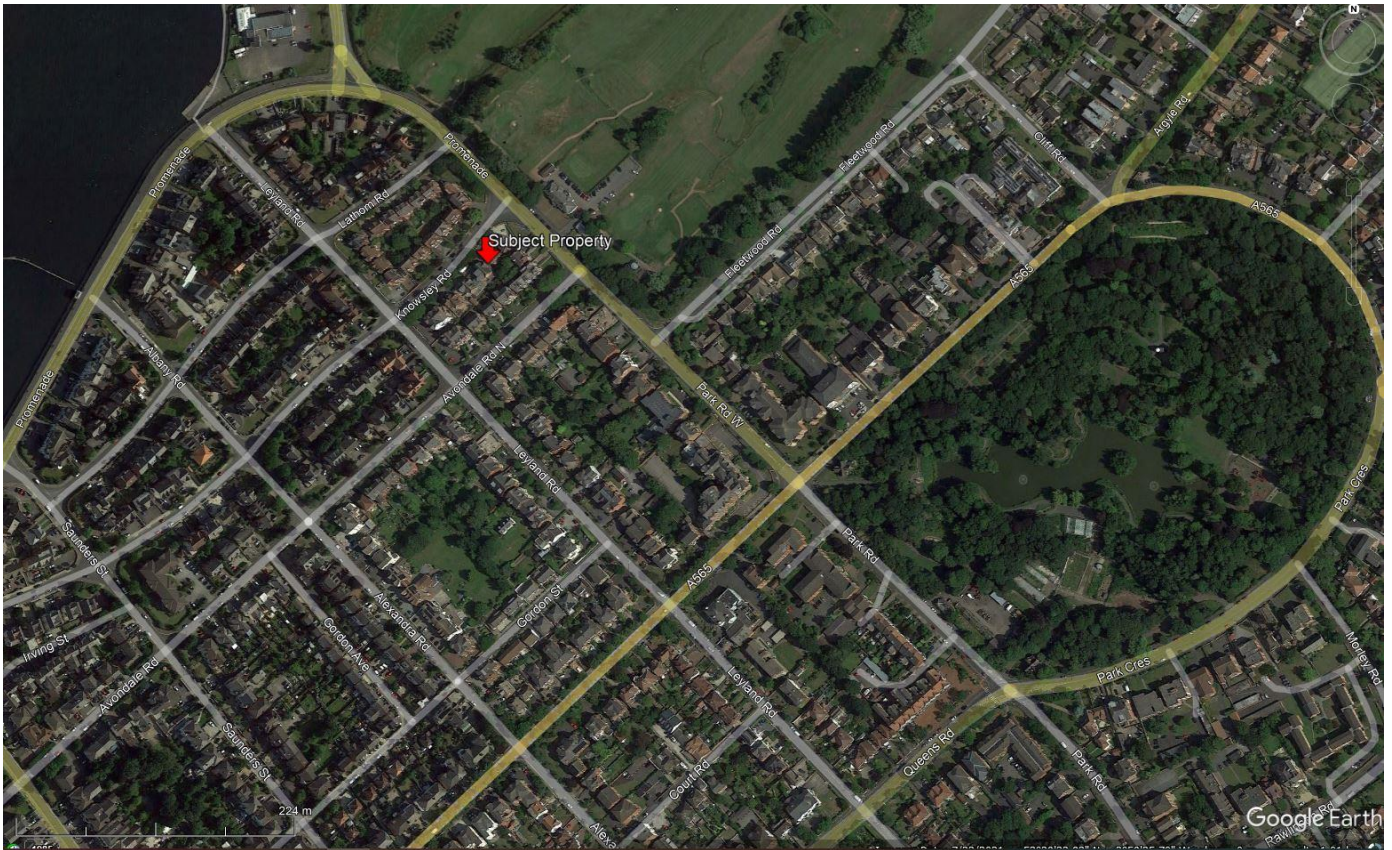


- Substantial detached property providing six self-contained flats.
- Existing tenants unaffected by the sale.
- Separately metered for electricity and individually assessed for council tax.
- Currently producing approximately £31,428 per annum - a breakdown of tenancies and certification are available on request.
- Four car parking spaces.
- No VAT on purchase price.



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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**Location:** The subject property is located to Knowsley Road, which is a predominantly residential location situated just off the Promenade close to Southport town centre.



**Description:** Fully let residential investment.

The subject property is a substantial detached property constructed over ground, first and second floors. Indicative floor plan showing the layout of the various accommodation is set out overleaf, not to scale for indicative purposes only. The property benefits from being individually metered for electricity, landlord gas central heating for the winter months as well as being individually assessed for council tax, which we understand is the responsibility of the tenants.

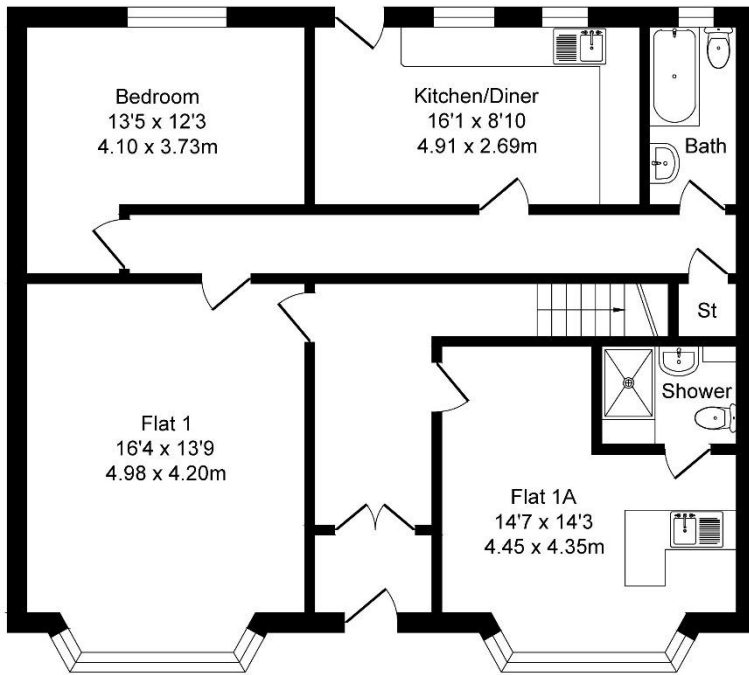
The total rental is approximately £31,428 per annum. Copies of the Assured Shorthold Tenancy Agreements and other certification pertaining to the property in respect of utilities, safety certification and the like are available on request.

Externally there is parking for four cars and a lawned area.

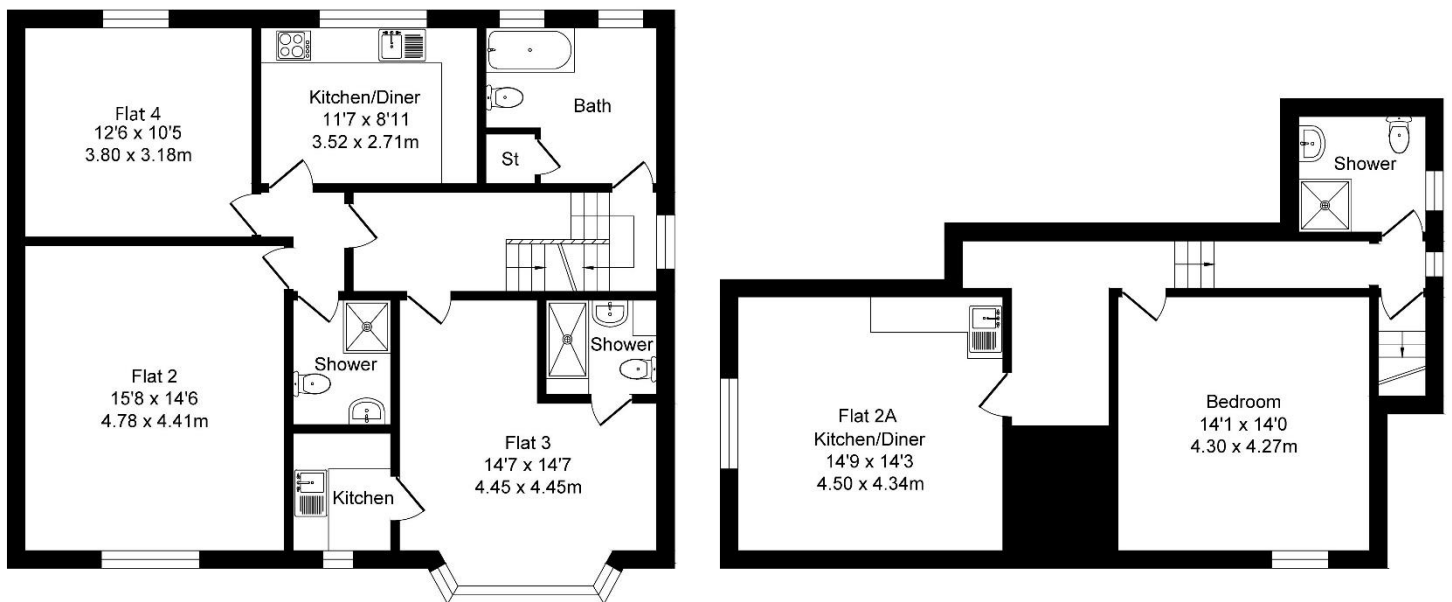


**Accommodation:** Floor plan below for indicative purposes only. Not to scale.

Ground Floor



First and Second Floor



**Tenure:** Advised freehold - pending written verification.

**Offers in Excess of:** £340,000, subject to contract.

**VAT:** We understand VAT will not apply to the purchase price.

**Tenancies:** We understand the property is occupied on the following Assured Shorthold Tenancies:

Flat 1 £476.00 per calendar month

Flat 1a £433.00 per calendar month

Flat 2 £433.00 per calendar month

Flat 2a £433.00 per calendar month

Flat 3 £411.00 per calendar month

Flat 4 £433.00 per calendar month

Total Annual Income: £31,428 per annum (gross).

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Legal:** Each party is to be responsible for their own legal costs.

**Council Tax:** The property is listed as having a Council Tax banding of 'A'.

**EPC:** A copy of the EPCs are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

### Details Prepared 13 April 2023

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