

FOR SALE

Residential Investment

Guide Price: £295,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

4, 4a And 6 Wright Street, Southport, Merseyside PR9 0TL

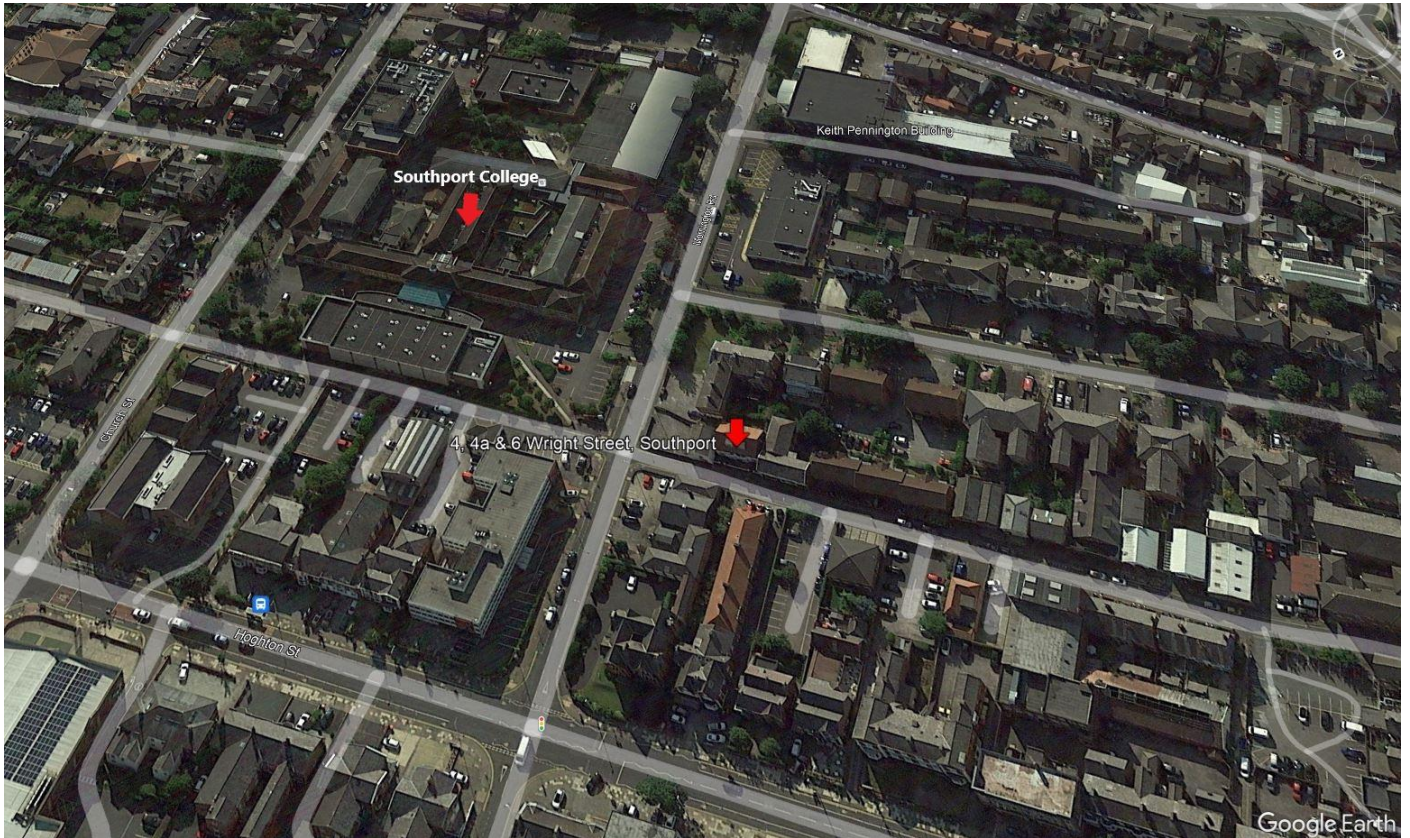
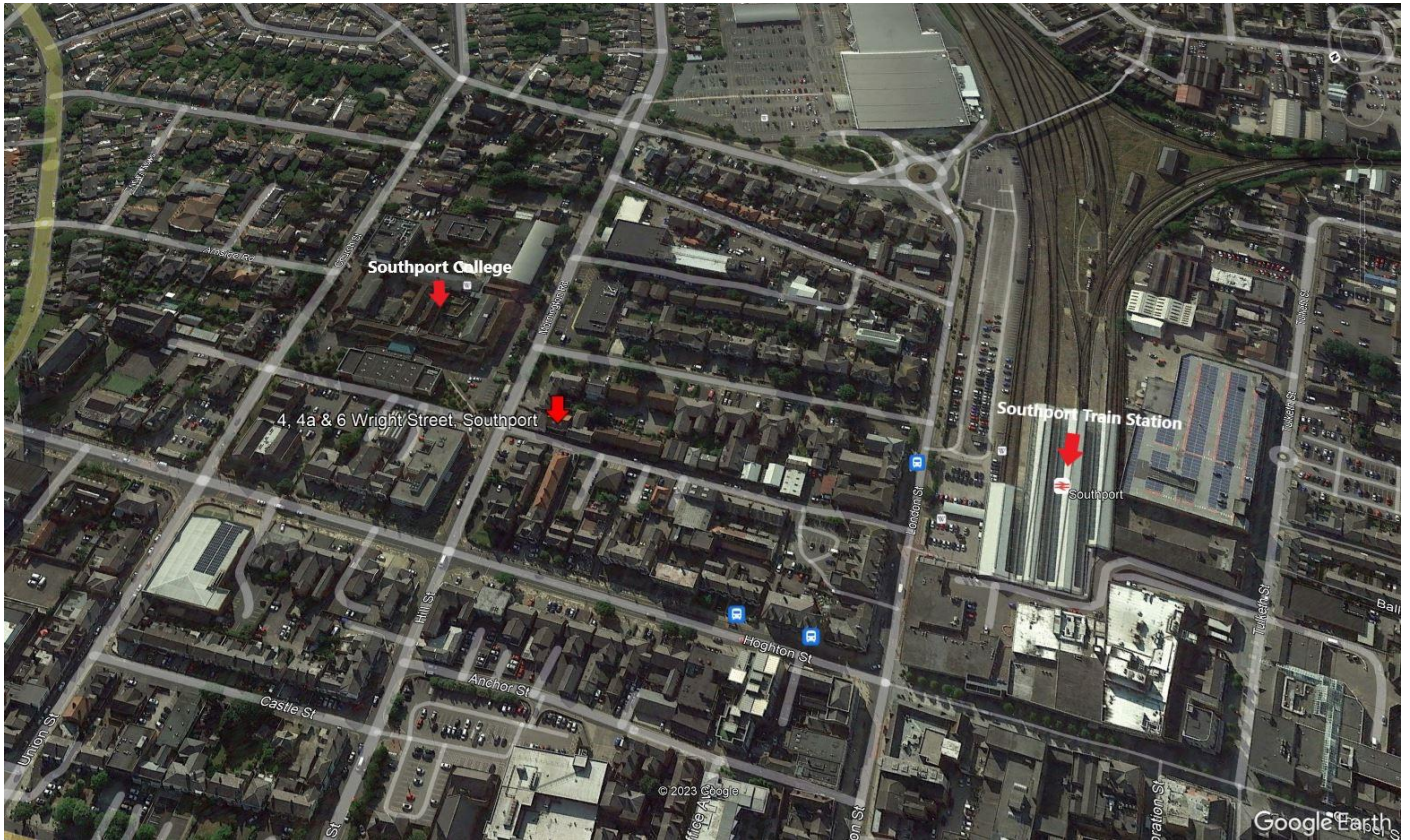


- Currently configured as three large two-bedroom apartments.
- Fully let producing £20,172 per annum.
- Scope for reinstatement back into two dwellings or conversion to provide additional apartment - subject to the necessary consents.
- Southport Town Centre location.



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property can be found off Wright Street, which in turn is situated off Mornington Road, close to Southport College and the Southport Train Station off London Street and the retail and leisure amenities of Chapel Street and Lord Street nearby. Please see aerial image overleaf for identification purposes.



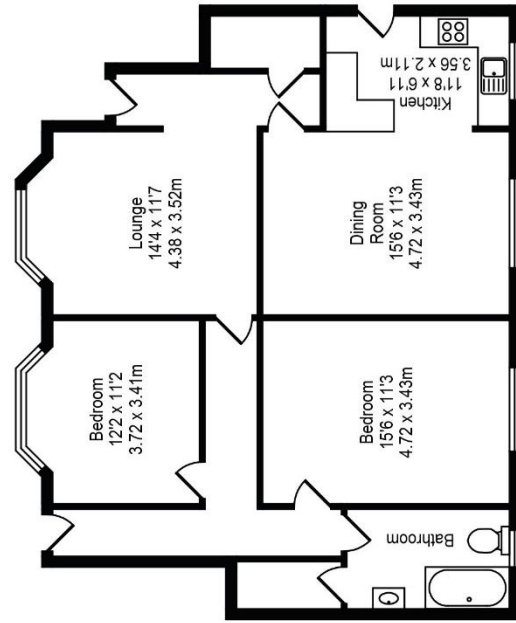
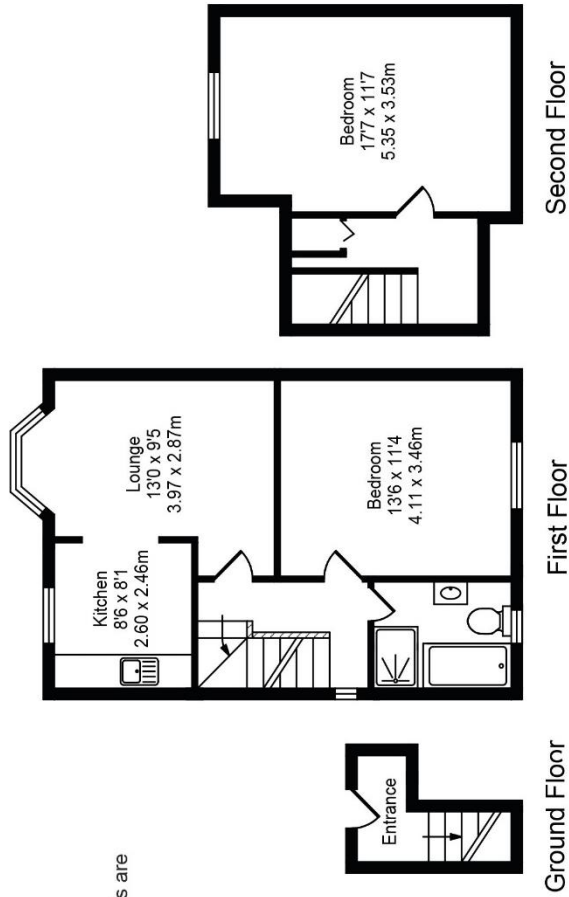
Description: Originally constructed with two semi-detached properties, the property is currently configured as three large two-bedroom apartments constructed over ground, first and part second floor additional accommodation by way of dormer loft conversion. The property is currently configured as three large two-bedroom flats achieving approximately £637.00 per calendar month (no. 4), £514.00 per calendar month (no. 4A) and £530.00 per calendar month (no. 6), providing a total income of £20,172 per annum. Copies of the AST Agreement available on request.

Subject to the necessary consent, the property would readily convert back into two semi-detached dwellings or the space reconfigured to form potentially another self-contained apartment, thus four in total. The property also may provide opportunity for redevelopment or conversion for alternative use, again subject to the necessary consents.

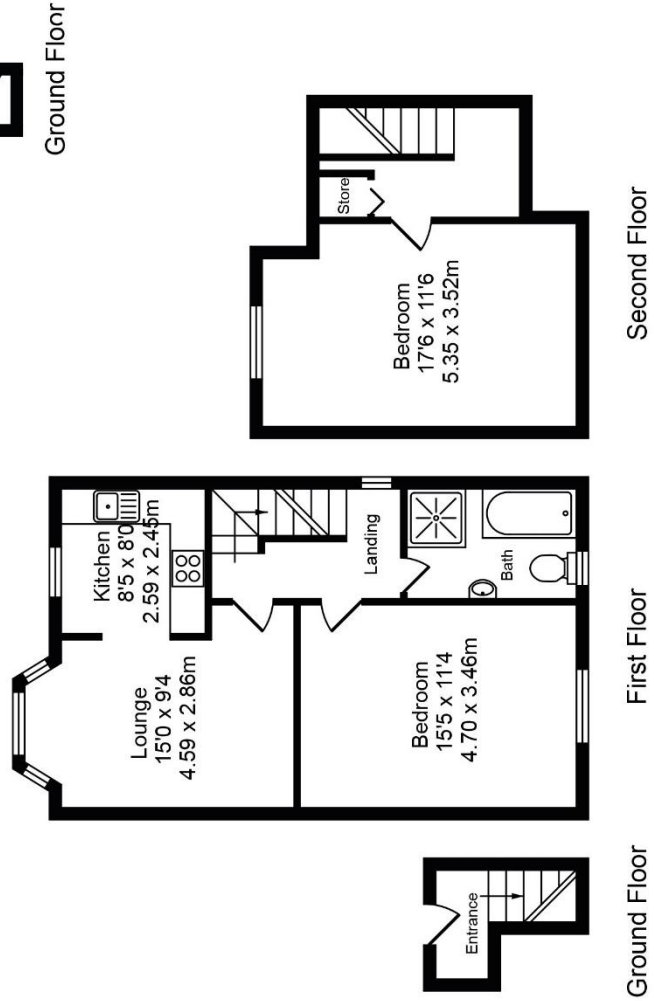
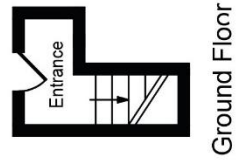




Accommodation: A copy of the floor plan below, please note this is not to scale and provided for indicative purposes only.



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only





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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 are to be responsible for their own legal costs incurred in the transaction.

Council Tax: The tenants are responsible for the payment of council tax and from the VOA online assessment, the properties are listed as having a rating of:

Flat 4a – Band A

Flat 4 – Band B

Flat 6 – Band A

EPC: Copies of three EPCs are available on request, together with landlords safety certification.

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

Details Prepared 31 August 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.