

Offered for Sale: Freehold Ground Rent Investment Opportunity.



Sky Gardens/Crosby Gardens
Crosby Road North
Waterloo
Liverpool
L22 0NY

GUIDE PRICE:
£850,000

Middleton Barton Valuation are instructed to offer for sale a highly attractive freehold ground rent investment opportunity.

- The buildings consists of 89 flats and 9 penthouses generating a ground rent of £350 per annum, per unit for 250 years.
- Also offered for sale are 101 parking spaces generating a ground rent of £50 per annum per unit for 250 years.

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Location

The property is located in a central location close to the Crosby beach front in a desirable commuter location within the Merseyside Region, with close links to Liverpool City Centre.

Description

The ground leases are standard form residential and car park ground leases granted for a term of 250 years.

The rent payable for the 98 apartment ground leases is understood to be £350 per unit per annum (subject to RPI indexed rent reviews every 10 years).

The rent payable for the 101 car park space ground leases is understood to be £50 per unit per annum (subject to RPI indexed rent reviews every 10 years).

The property comprises two buildings on site; Crosby Gardens consisting of 46 apartments and Sky Gardens with a further 43 apartments and 9 penthouses. In addition there are 101 car park spaces.

Development Opportunity.

There is currently planning in place for 9 duplexes to be built on the top of the existing structure, giving the freehold investor an exciting opportunity to make quick returns. Planning application reference number: - DC/2020/02252

Tenure

Freehold.

Further Information:

Contact Tom Duckworth on 0161 2172727 or Email: tom@middletonbarton.com.



Important Notice:

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