



FLEXIAGENT

Market Leading, Independent Estate Agents

DISCREET LISTING

BY FLEXI-AGENT

STAMFORD ROAD, BIRKDALE

A RECENTLY BUILT DEVELOPMENT OF
DETACHED HOUSES

POTENTIAL 7.2% RENTAL INCOME
POTENTIAL 20.5% AIRBNB INCOME

Stamford Road

Southport, PR8 4ET

Offers In Excess Of £800,000

INVESTMENT OPPORTUNITY **NEWLY BUILD DEVELOPMENT SITE*** **EXCELLENT BUY TO LET OPPORTUNITY*** **FULLY LET**

Flexi Agent are proud to promote this excellent, recently built development site in a prime Birkdale location. The property is currently fully let and is made of an array of detached, premium, energy efficient homes.

The site was built in 2019 to exacting specifications throughout and now offers an excellent opportunity for an investor to run what is an excellent investment company, or expand their profits via an 'AirBnB' model.

POTENTIAL RENTAL INCOME - £57,600

POTENTIAL 'AIRBNB' INCOME - £164,250

This development site was valued for lending purposes in 2019 at £674,000.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Viewing is available immediately by appointment.

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Recently built new build development
- Excellent prime location, within close proximity of Birkdale village
- Amazing investment opportunity
- Fully let to longstanding tenants
- AST rental potential: £57,600
- AirBnB rental potential: £164,250 (based on a 75% occupancy rating)
- Premium quality homes
- On site parking for several vehicles
- Eco-efficient
- NO CHAIN



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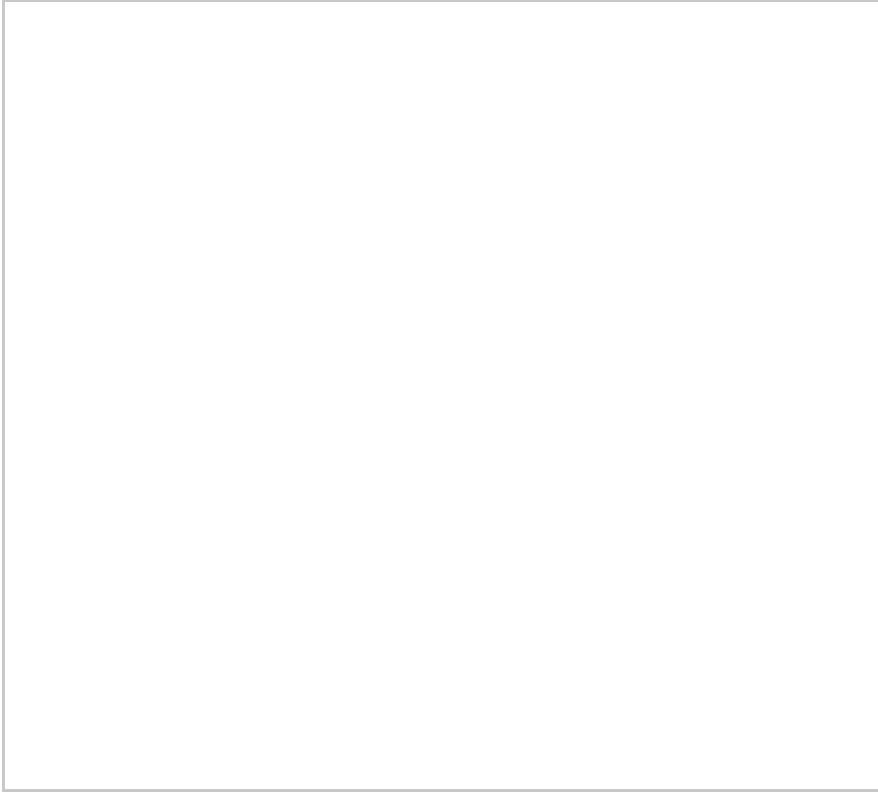
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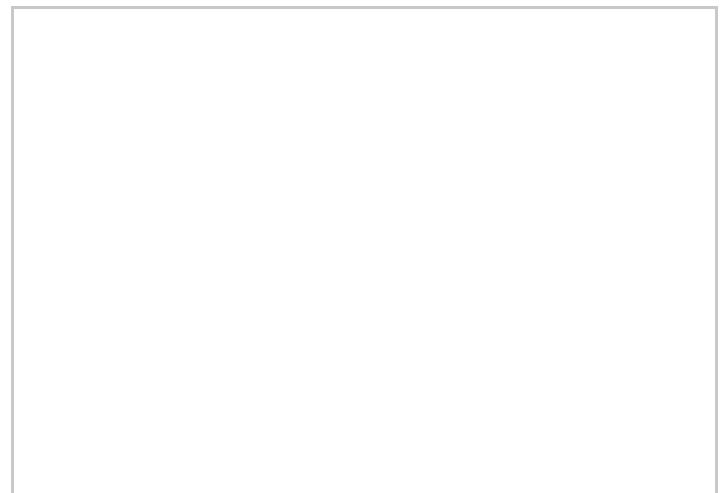
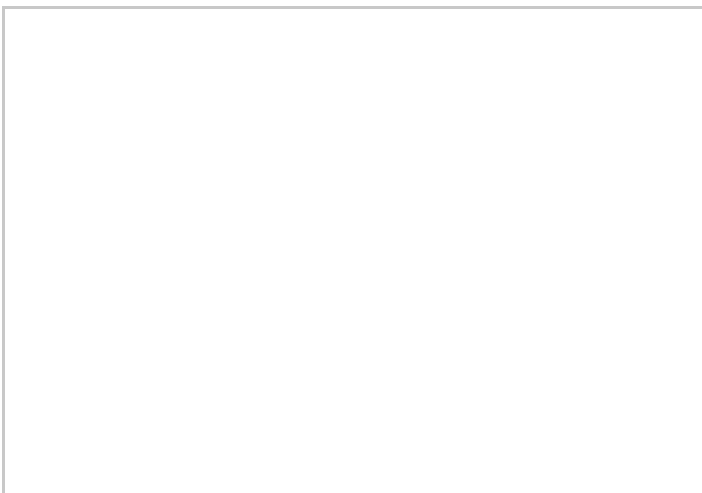
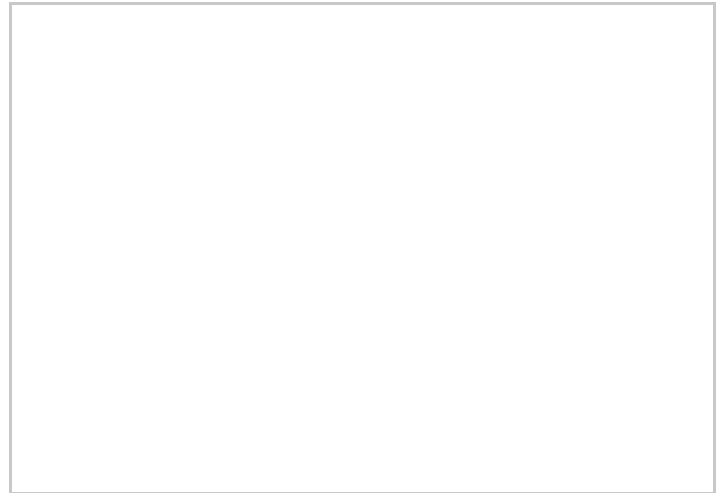
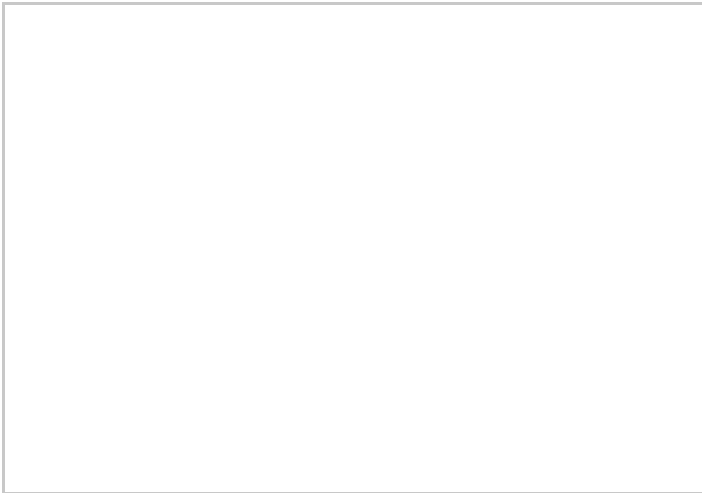
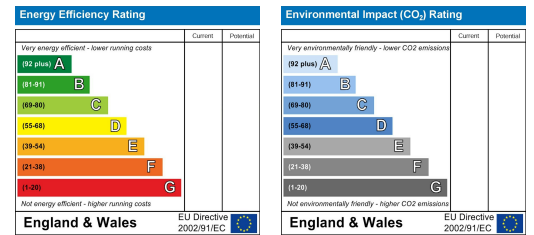
Floor Plan



Area Map



Energy Efficiency Graph



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