



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Stanley Street Southport, PR9 0BY

### £400,000

\*\*\*CIRCA 15% GROSS INVESTMENT YIELD \*\*\* \*\*CURRENTLY RUN AS AN 'AIRBNB' BUSINESS\*\*\*  
\*\*\*CURRENT OWNER OFFERING 1 YEAR FREE MANAGEMENT OF THE BUSINESS POST SALE\*\*\*

Flexi Agent are extremely proud to promote this state of the art, fully renovated block of apartments to the open sales market. The property has previously been run as an AirBnB, with yearly income of circa £66,000 / £5,500 per calendar month!!!

Such an impressive business, with fantastic reviews which will be transferred to the successful purchaser - will come packaged with a staggering 15% investment return. All co

Each apartment briefly comprises, an open plan lounge/kitchen/diner with high-spec finish, a TWO GENEROUS bedrooms with gloss design wardrobes & drawers and a private bathroom.

Externally, the property provides on street access to the communal entrance hallway, where the ground floor apartment can be accessed, stairs lead to both the first and second floor apartments.

Early inspection of this property is recommended to fully appreciate what's on offer.

Viewings available upon request.

### 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.

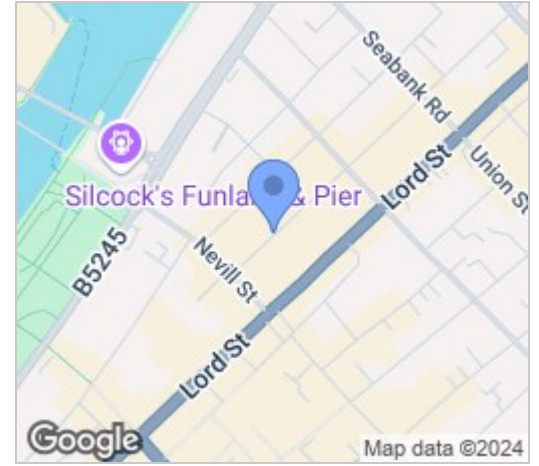
- Block of three self contained apartments
- Six double bedrooms
- Open plan living spaces
- Beautifully presented throughout
- Newly installed fixtures & fittings throughout
- Private Bathroom
- Gross investment yield circa 15%, £66k annual projected income
- Private entrance
- Located in the heart of the historic town of Southport
- Currently an AirBnB business - the present landlord is offering 1 year's free post sale business management & handover



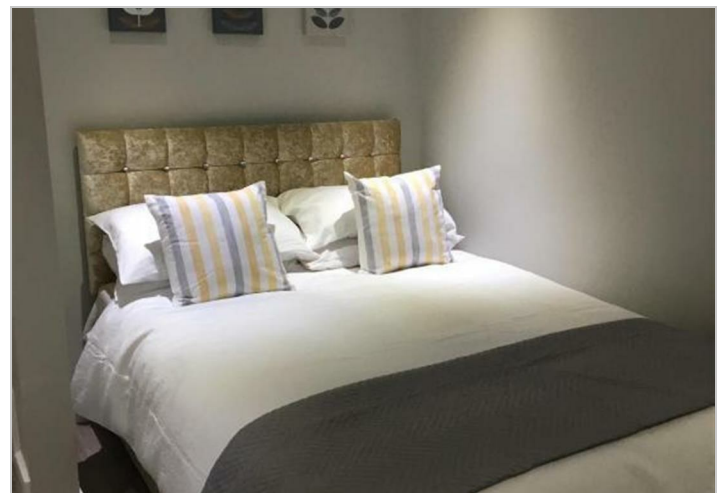
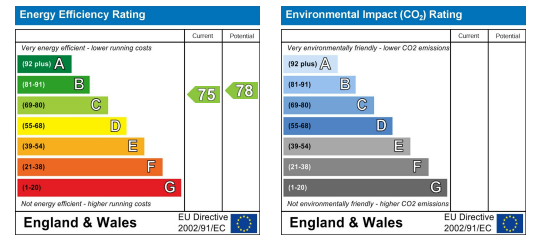
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.