



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Coronation Walk

Southport, PR8 1RE

**Offers Invited £650,000**

\*\*\*FOR SALE BY AUCTION\*\*\*

\*\*\*AUCTION START TIME: 10AM THURSDAY 19TH SEPTEMBER 2024\*\*\*

\*\*\*AUCTION END TIME: 12PM THURSDAY 19TH SEPTEMBER 2024\*\*\*

Flexi Agent are proud to promote this EXCELLENT INVESTMENT OPPORTUNITY, currently FULLY LET achieving approximately £88,200 pa annum (current owner pays bills).

This exciting proposition offers a staggering 13.5% gross investment yield at the advertised price & contains a mixture of first, second and third floor apartments and a ground floor office space.

A breakdown of the income can be seen below:

Office Rent: £1500pcm including bills  
Apartment 1: £800pcm including bills  
Apartment 2: £800pcm including bills  
Apartment 3: £900pcm including bills  
Apartment 4: £800pcm including bills

### 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.





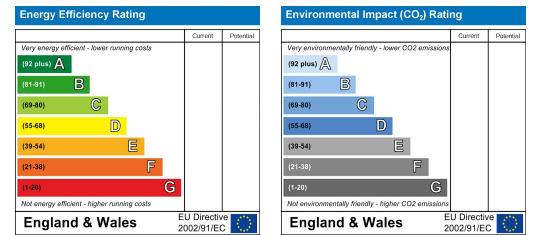
## Floor Plan



## Area Map



## Energy Efficiency Graph



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