



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Booth Street

Southport, PR9 0DQ

**Guide Price £275,000**

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

\*\*\*AUCTION START TIME: 10AM THURSDAY 5th June 2025\*\*\*

\*\*\*AUCTION END TIME: 1PM THURSDAY 5th June 2025\*\*\*

Flexi Agent is proud to present this excellent investment opportunity with NO ONWARD CHAIN. This semi-detached property is currently FULLY LET and split into six studio apartments, making it a perfect addition to any property portfolio. The building is located in a central position in Southport, offering easy access to local amenities, shops, and transport links. The area is well-known for its vibrant community and close proximity to the town centre.

Altogether, the properties have a projected annual income of approximately £26,400, with all tenancies being Assured Shorthold. At the time of preparing these particulars, the existing tenancies are rented at £350 per calendar month (pcm). However, as tenancies become vacant, the apartments are being advertised at £400 pcm.

Currently, two of the six apartments are being advertised at £400 pcm, while four of the existing tenancies are still at £350 pcm. Once all the apartments are let at £400 pcm, the total annual income will be £2

The ground floor;

- Six apartments
- Semi detached, circa 1986 sqft
- \*\*\*\*\*AUCTION\*\*\*\*\*
- START TIME: 10AM THURSDAY 5th June 2025
- END TIME: 1PM THURSDAY 5th June 2025
- Communal entrance
- Three ground floor apartments
- Three first floor apartments
- Street parking
- 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.



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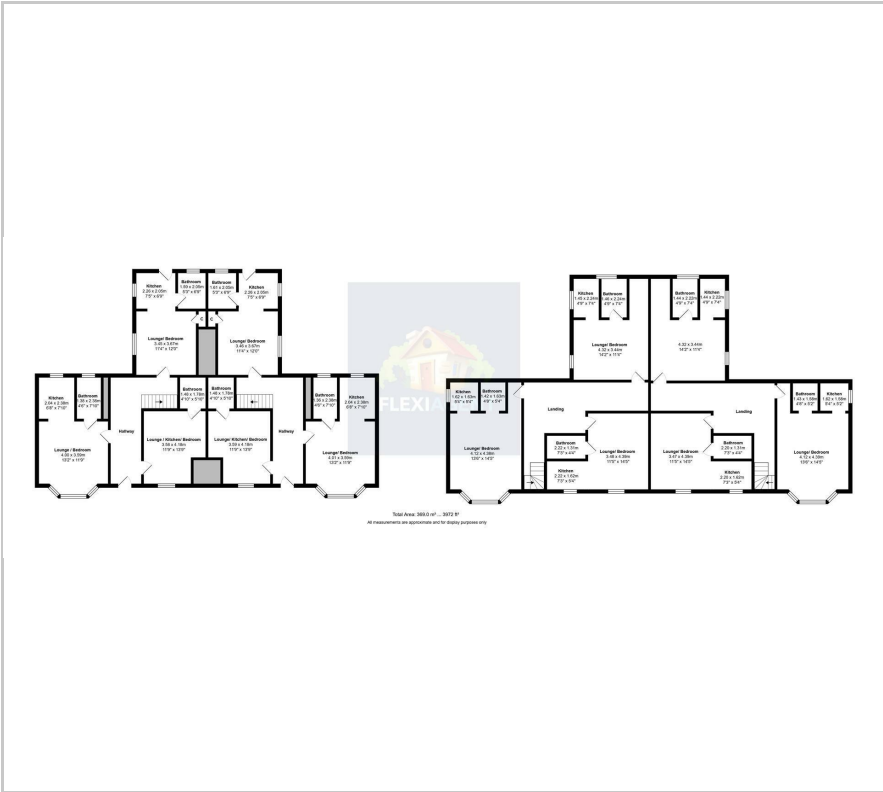
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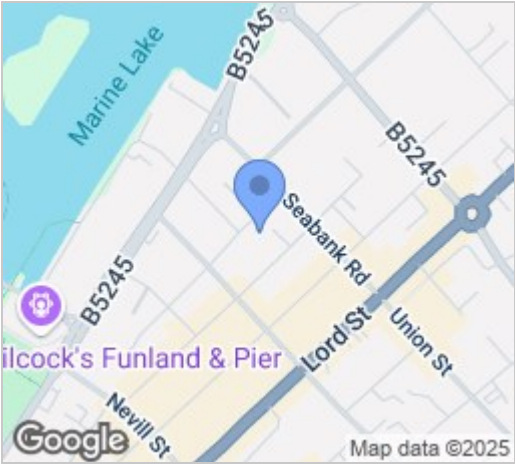
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Floor Plan



Area Map



Energy Efficiency Graph



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