

St Helens - 65 Junction Ln, 14 Cleveland St, 22 Howard St, 12 Graham St
Freehold & Virtual Freehold Portfolio of 4 Houses



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

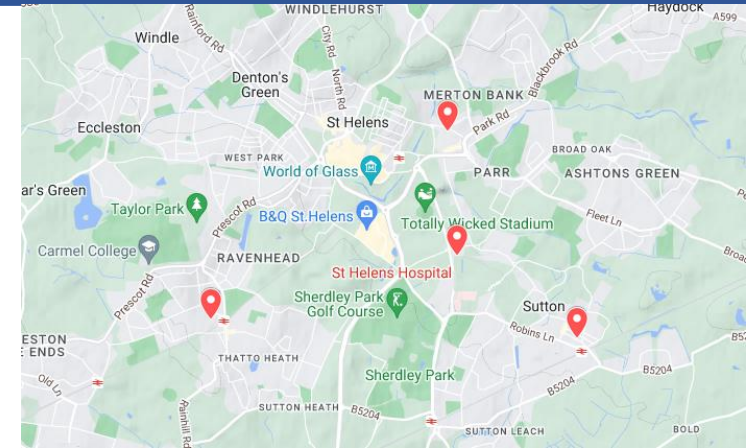


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Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 6.33%
- Rental Income: £28,500 p.a.
- VAT is NOT applicable to this property
- Comprises portfolio of 4 mid-terrace houses (3 x 2-Bed & 1 x 3-Bed)
- Great locations within short distance to train stations and local retailers



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 65 Junction Lane	Total area size: 92 sq m (990 sq ft) 3 Bedrooms, Kitchen/Living Room, Bathroom	Individual	12 Months from 8 May 2023	£7,500	Note 1: AST Note 2: Deposit held of £625
No. 12 Graham Street	Total area size: 93 sq m (1,001 sq ft) 2 Bedrooms, Kitchen/Living Room, Bathroom	Individual	12 Months from 28 May 2021 (holding over)	£6,300	Note 1: AST Note 2: Deposit held of £525
No. 14 Cleveland Street	Total area size: 69 sq m (742 sq ft) 2 Bedrooms, Kitchen/Living Room, Bathroom	Individual	12 Months from 5 October 2022	£6,600	Note 1: AST Note 2: Deposit held of £550
No. 22 Howard Street	Total area size: 59 sq m (635 sq ft) 2 Bedrooms, Kitchen/Living Room, Bathroom	Individual	12 Months from 21 July 2023	£8,100	Note 1: AST Note 2: Deposit held of £675
Total				£28,500	

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Property Description:

The portfolio comprises 4 mid-terrace houses (3 x 2-Bed and 1 x 3-Bed), providing the following accommodation and dimensions:

65 Junction Lane, St Helens WA9 3JN - 92 sq m (990 sq ft)
3 Bedrooms, Kitchen/Living Room, Bathroom

14 Cleveland Street, St Helens WA9 3BL - 69 sq m (742 sq ft)
2 Bedrooms, Kitchen/Living Room, Bathroom

22 Howard Street, St Helens WA10 3RG - 59 sq m (635 sq ft)
2 Bedrooms, Kitchen/Living Room, Bathroom

12 Graham Street, St Helens WA9 1LZ - 93 sq m (1,001 sq ft)
2 Bedrooms, Kitchen/Living Room, Bathroom

Total area size: 313 sq m (3,368 sq ft)

Tenancy:

House No. 65 Junction Lane is at present let on AST to an Individual for a term of 12 Months from 8th May 2023 at a current rent of £7,500. Deposit held of £625.

House No. 14 Cleveland Street is at present let on AST to an Individual for a term of 12 Months from 5th October 2022 at a current rent of £6,600 p.a.. Deposit held of £550.

House No. 12 Graham Street is at present let on AST to an Individual for a term of 12 Months from 28th May 2021 at a current rent of £6,300 p.a. Deposit held of £525.

House No. 22 Howard Street is at present let on AST to an Individual for a term of 12 Months from 21st July 2023 at a current rent of £8,100 p.a. Deposit held of £675.

Tenure:

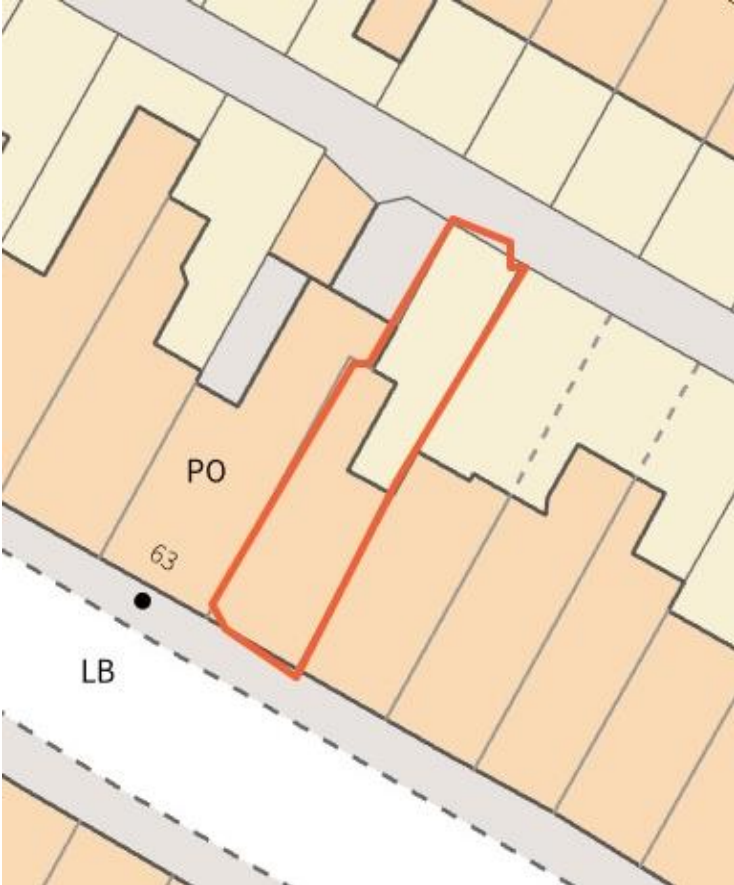
Freehold: 65 Junction Lane, 14 Cleveland Street and 22 Howard Street

Long Leasehold: 12 Graham Street is held on a 999 Year lease from 1st November 1930 at a ground rent of £11 p.a.

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65 Junction Lane, St Helens WA9 3JN



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65 Junction Lane, St Helens WA9 3JN



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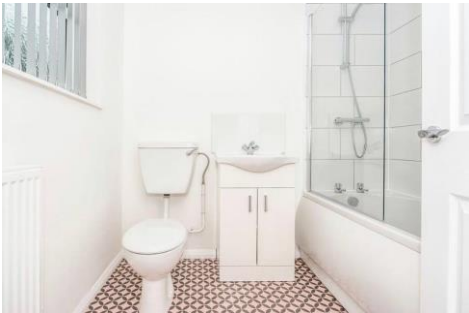
14 Cleveland Street, St Helens WA9 3BL



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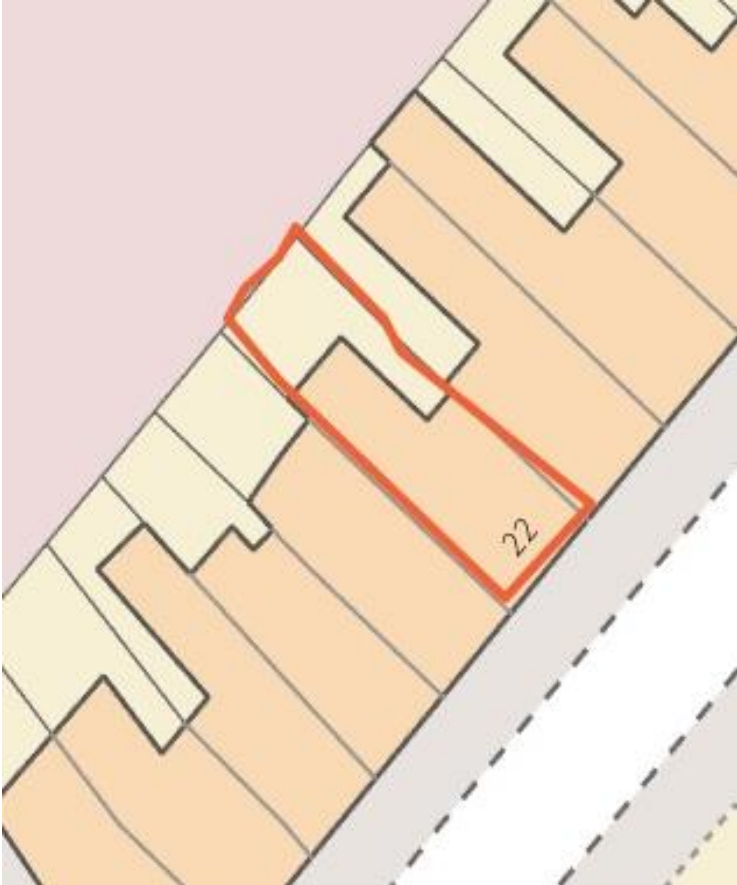
14 Cleveland Street, St Helens WA9 3BL



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22 Howard Street, St Helens WA10 3RG



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22 Howard Street, St Helens WA10 3RG



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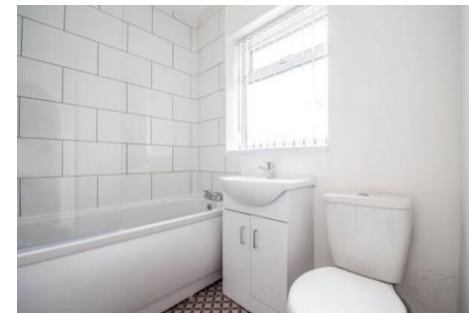
12 Graham Street, St Helens WA9 1LZ



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12 Graham Street, St Helens WA9 1LZ

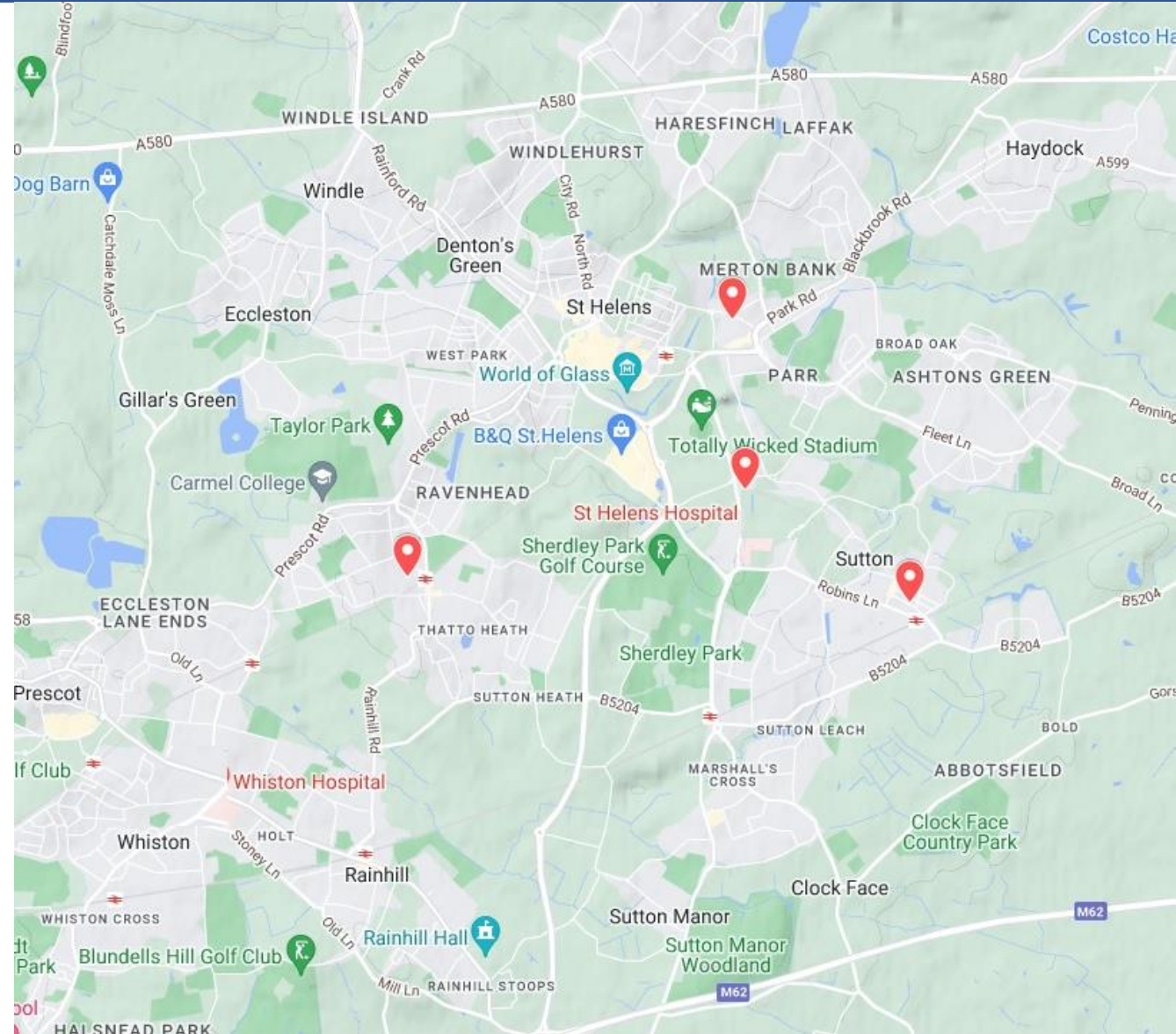


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Location:

All four properties are located in St Helens, a town in the Merseyside region of North West England. St Helens is a bustling town with a rich history and a variety of amenities, including shops, restaurants, pubs, and schools. The properties are well-connected, with easy access to bus stops and short walk to railway stations, providing direct trains to Liverpool, Manchester and other destinations. Local retail shops and restaurants are also available within short distance.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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