

Liverpool – 1/3 Everton Road L6 1NH
Freehold 9-Bed HMO & 2 Studio Flats Residential Block Investment



BLUE ALPINE
PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £775,000
- Gross Initial Yield: 9.23%
- Rental Income: £71,500 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey corner building with outdoor space arranged as a 9-bedroom HMO & 2 studio flats
- Additional development potential subject to obtaining the necessary consents. Plannings previously granted in 2016 and 2018 for extension of existing building to the side and into the loft to form additional residential units.
- Situated close to University of Liverpool and Liverpool John Moores University and within short walk from Liverpool Lime Street Train Station.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Studio 1 (Ground Floor)	Studio Flat: kitchen/living room, double bed, shower	Individual	12 Months from 1 July 2023	£7,540	Note 1: AST Note 2: Deposit held of £200
Room 1 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 2 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 3 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 5 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 6 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 8 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£18,720	Note 1: AST Note 2: Deposit held of £600
Room 9 (First Floor)	Double Bed, Desk, Wardrobe, En-suite				
Room 10 (First Floor)	Double Bed, Desk, Wardrobe, En-suite				
Room 11 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual	12 Months from 1 July 2023	£6,240	Note 1: AST Note 2: Deposit held of £200
Studio 2 (Mezzanine Floor)	Studio Flat: kitchen/living room, double bed, shower	Individual	12 Months from 1 July 2023	£7,800	Note 1: AST Note 2: Deposit held of £200
Total				£71,500	



Property Description:

Comprises block of 9-bed licensed HMO (all en-suite) with large communal kitchen, 3 lounges, and additional 2 self-contained studio flats, providing the following accommodation and dimensions:

Basement: Communal kitchen and lounge, storage

Ground Floor: 3 en-suite rooms, 1 studio, communal lounge

First Floor: 6 en-suite rooms, lounge, utility room

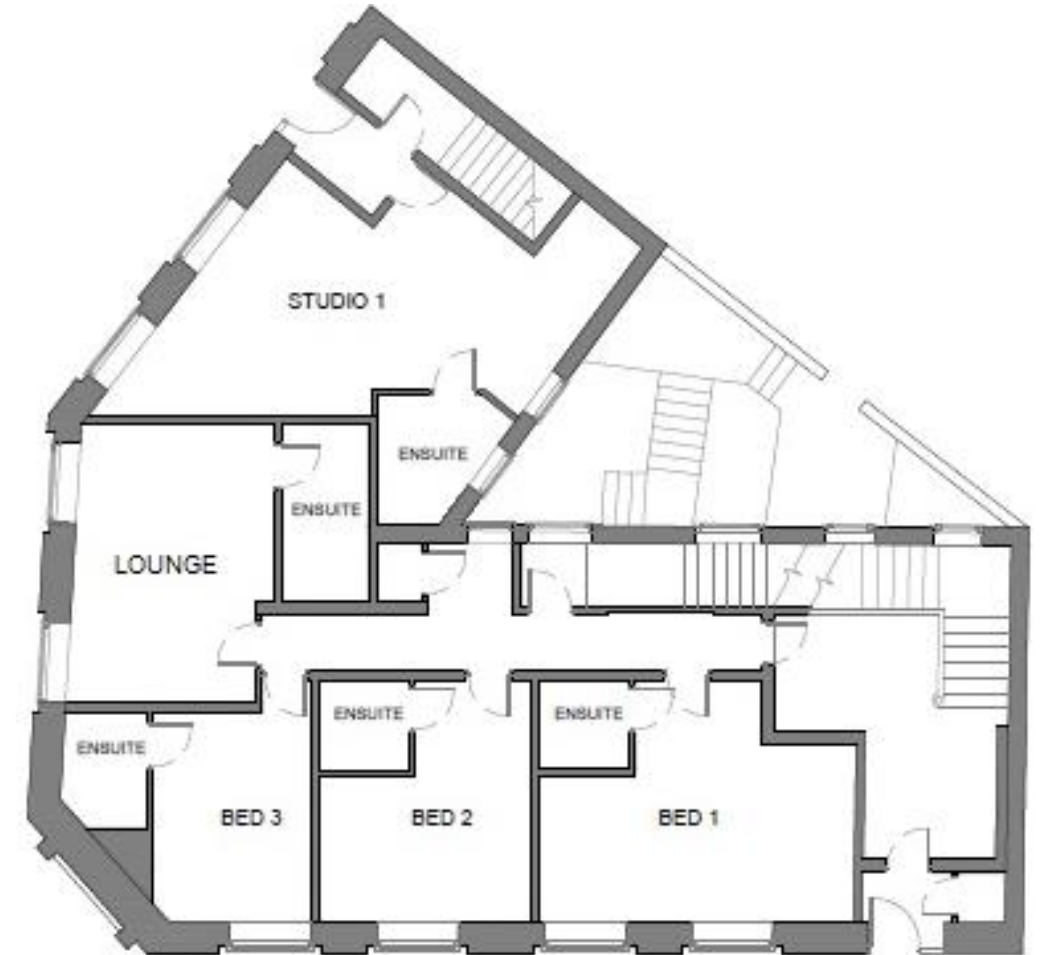
Mezzanine Floor: 1 studio

Total GIA: 322 sq m (3,465 sq ft)

Development Potential:

Plannings previously granted in 2016 and 2018 for extension of existing building to the side and into the loft to form additional residential units. For more information, please refer to Liverpool Planning Portal: www.liverpool.gov.uk/planning

Planning references: 16F/3076 and 18F/0711



EXISTING GROUND FLOOR PLAN

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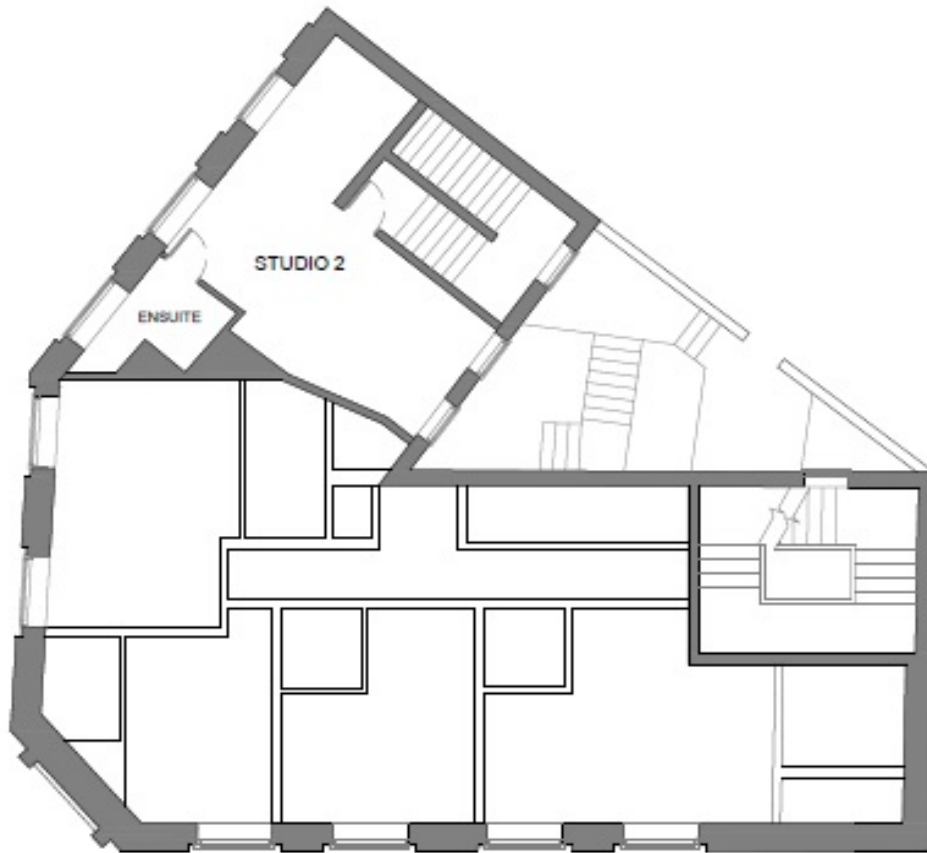
EXISTING BASEMENT FLOOR PLAN



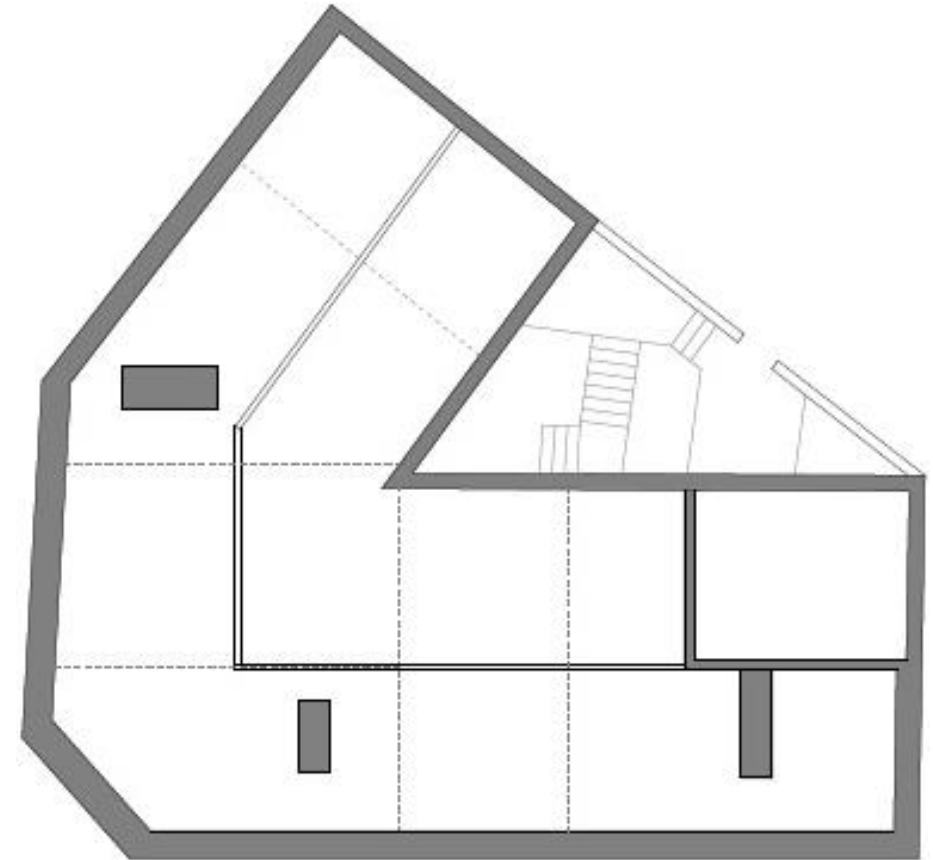
EXISTING FIRST FLOOR PLAN

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EXISTING MEZZANINE FLOOR PLAN



EXISTING ROOF FLOOR PLAN

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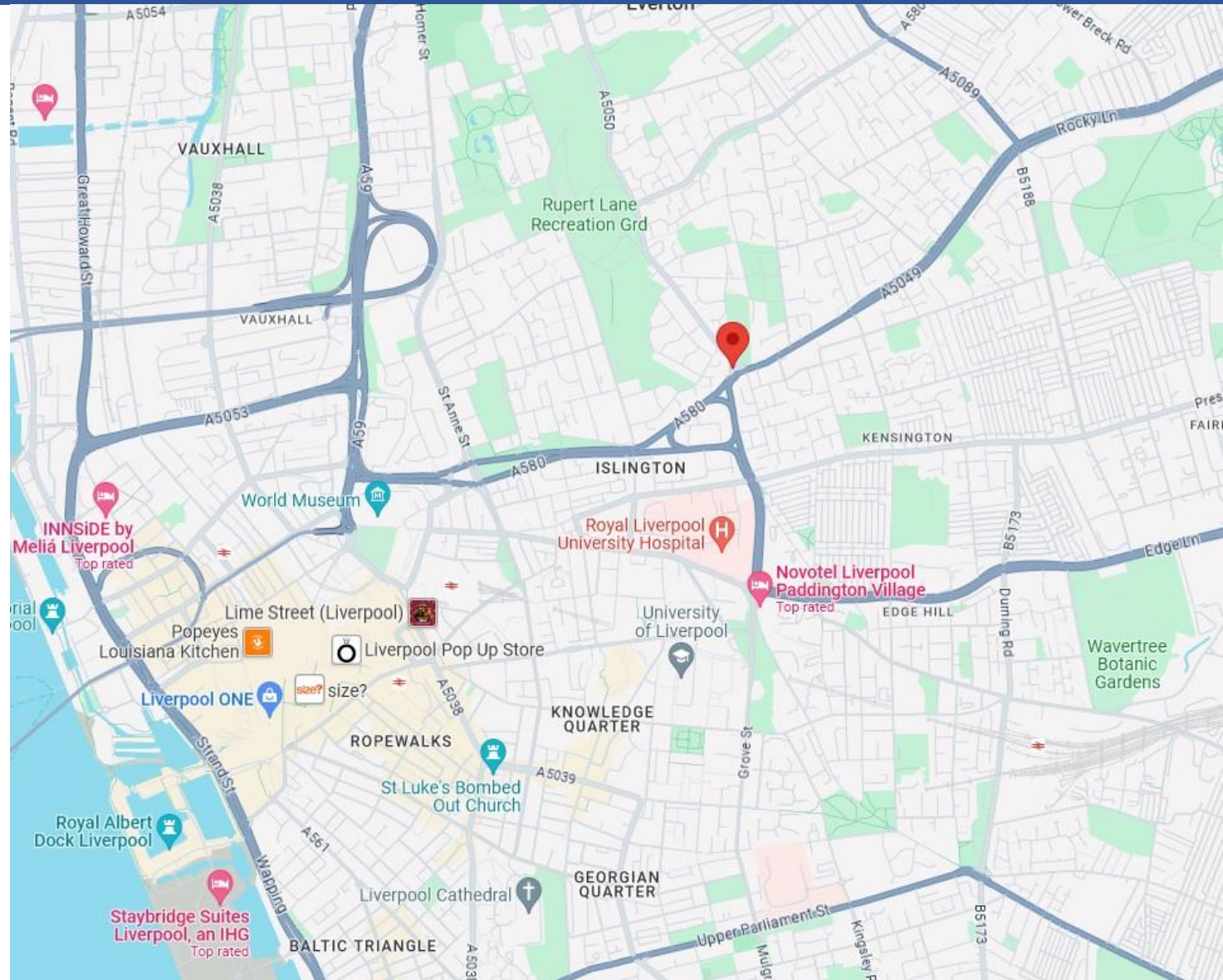
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Location:

Liverpool is one of the principal Cities of the North-West located 35 miles west of Manchester. The property is strategically located within walking distance of major bus stops, ensuring seamless connectivity to the city and beyond. The nearest train station is Liverpool Lime Street, just a short walk away, providing easy access to regional and national rail networks. Situated within close proximity to University of Liverpool and Liverpool John Moores University, making this property an ideal choice for students looking for convenience and a seamless connection to their academic pursuits.



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Contacts:

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