



8 Blucher Street

, Liverpool, L22 8QB

£399,950

We are delighted to welcome to the market this exciting investment opportunity situated within the conservation area of Waterloo. The end terrace property has been converted into 3 self contained flats which are currently tenanted on periodic tenancies bringing in an annual rent of £25,800, offering an instant 6.45% gross return on investment with the potential to achieve 7%.

Perfectly located within walking distance of the Beach and Waterloo Marina and local amenities. The property itself offers charm and character throughout with an abundance of period features.

The flats are set out as below;

Flat a) One Bedroom with long sitting tenant since 2014 benefitting from own entrance and private outdoor space.

Flat b) One Bedroom with long sitting tenant since 2015 also benefitting from own entrance and private outdoor space.

Flat c) Two Bedroom (top floor) with long sitting tenant since 2020 accessible from the main entrance

The property is available with no onwads chain and viewing is highly recommended.

Please call 0151 709 9638 to arrange a viewing or email lauren@bluerowhomes.co.uk for more information.

- Three self contained flats
- Tenanted
- Investment opportunity
- Sought after location
- Freehold
- Gas central heating
- Original period features
- Outdoor space
- Rare opportunity

Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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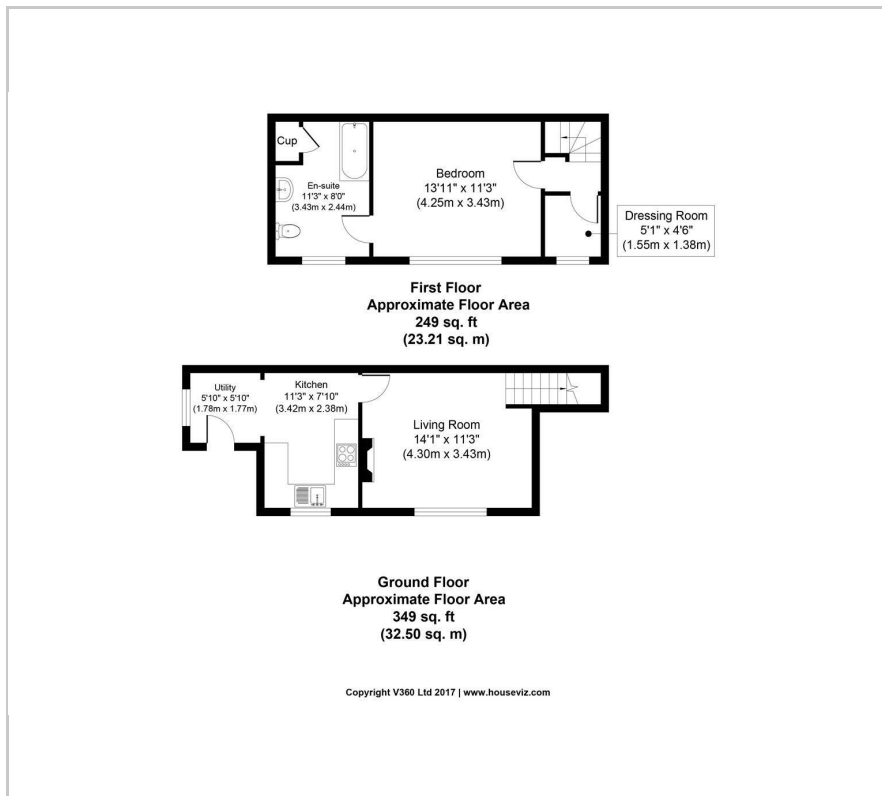
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Floor Plan



Area Map



Energy Efficiency Graph



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