



Aigburth Road, Liverpool L17 7BN

welcome to

Aigburth Road, Liverpool

An excellent dual purpose Freehold investment property enjoying a busy main road position and currently let as a gents barbers giving £640 pcm which increases in 2027 to 705 pcm on a lease until 2030 Upstairs is let at £600 pcm on a rolling tenancy and sub let Viewing essential



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Door to front entrance hall, staircase to first floor.

Kitchen

10' 2" to max x 9' 6" to max (3.10m to max x 2.90m to max)
Fitted kitchen with wall and base units, central heating boiler, electric hob and oven with over head extractor fan, door to rear, radiator,.

Utility Room

12' 8" to max x 8' 1" to max (3.86m to max x 2.46m to max)
Plumbing for washing machine, sink, fitted wall and base units.

Landing

Stairs from ground floor, staircase to first floor , radiator, access to third and fourth bedrooms.

Bedroom One

16' 3" to max x 14' to max (4.95m to max x 4.27m to max)
First floor bedroom , double glazed window to the front, radiator, currently rented for £580.00 PCM

Bedroom Two

14' to max x 8' 6" to max (4.27m to max x 2.59m to max)
Double glazed window to the rear, currently rented out for £420.00 PCM

Bedroom Three

16' 3" to max x 14' to max (4.95m to max x 4.27m to max)
Second floor bedroom , double glazed window to the rear, radiator, currently rented out for £580.00 PCM

Bedroom Four

15' to max x 10' 11" to max (4.57m to max x 3.33m to max)
Double glazed window to the rear, radiator, currently rented out for £ 540.00 PCM

Bathroom

Bath with mixer taps, shower, wash hand basin, double glazed window to side, radiator, WC.



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Aigburth Road, Liverpool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Excellent dual use investment opportunity
- Ground floor let at £600 pcm rising in 2027 to £705 pcm on a lease until 2030

Tenure: Freehold EPC Rating: E

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122395 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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