

Lambert  
Smith  
Hampton



**BROOK ROAD**

LIVERPOOL, L9 2BE

**FOR SALE**

RECENTLY CONSTRUCTED  
FREEHOLD UNBROKEN BLOCK  
FULLY LET TO ONE TENANT



## INVESTMENT SUMMARY

- Freehold
- Unbroken block comprising 9 x two-bedroom flats
- Recently completed purpose-built block
- Well located for local road and rail links, to the north of Liverpool City Centre
- Fully let on FRI terms to a single tenant, providing a total income of £91,800 per annum
- The tenant has a Dun and Bradstreet rating of A1 and a low-moderate overall business risk

We are instructed to seek offers in excess of £1,000,000 (One Million Pounds) for the Freehold interest, subject to contract and the existing tenancy. A purchase at this level reflects a gross yield of 9.18%.

## LOCATION

Liverpool is well located on the North-West coast of England, offering strong connectivity to several of the UK's major cities. Manchester lies approximately 35 miles to the east, providing access to one of the country's largest commercial and financial centres, while Chester is around 26 miles to the south and Leeds approximately 72 miles to the east. The city also benefits from its proximity to the wider North-West and Midlands regions, making it an established hub for trade, logistics and employment activity. This central positioning continues to underpin Liverpool's appeal to both occupiers and investors.

The city benefits from excellent transport infrastructure, supporting both regional and national connectivity.



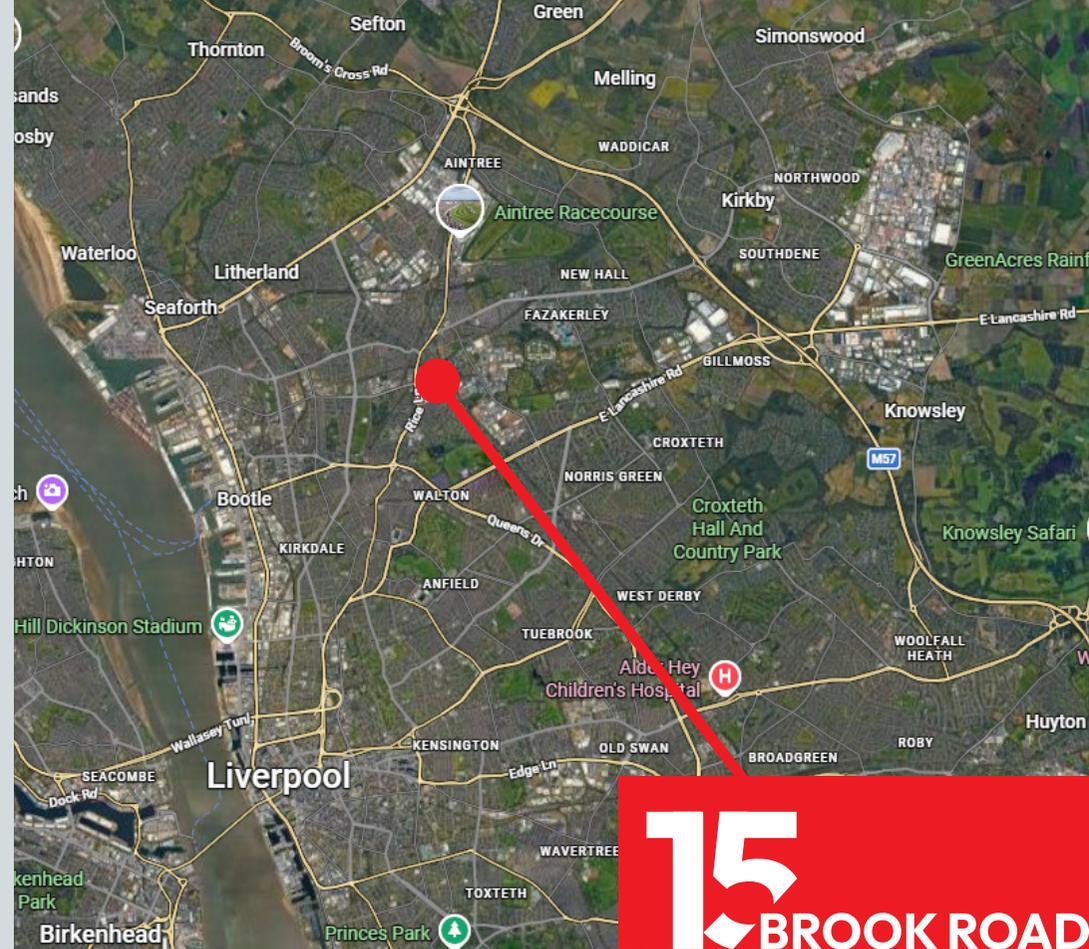
Liverpool John Lennon Airport is located approximately 8 miles south-east of the city centre and provides a range of domestic and European flights.



Road communications are strong, with the M57 and M58 motorways linking directly to the M62, one of the UK's principal east-west arterial routes connecting Liverpool with Manchester, Leeds and the wider motorway network.



Liverpool Lime Street station offers frequent mainline rail services, including direct connections to Manchester, Birmingham and London, with journey times to London Euston of approximately 2 hours 15 minutes.



Liverpool has a large, diverse and resilient economy, underpinned by key sectors including maritime and logistics, advanced manufacturing, life sciences, digital and creative industries, and professional services. The Port of Liverpool remains one of the UK's most significant freight and logistics hubs, while ongoing public and private sector investment continues to drive regeneration across the city. Combined with a substantial local workforce and competitive occupational costs compared with other major UK cities, Liverpool remains an established and attractive commercial location within the national market.



## SITUATION

The subject is positioned on the north side of Brook Road, in a suburb of Liverpool, 5 miles north of the city centre. Brook Road is accessed via the A59 Rice Lane, which includes a number of local and national shops and amenities.

The immediate location around the subject is residential. The Walton Merseyrail Station is within a short 10 minute walk of the subject, which provides good links in Liverpool City Centre, whilst Rice Lane benefits from a number of local bus routes.

## TENURE

The Property is held on a Freehold interest. Title number MS491240.



## TENANCY

The property is subject to a lease for a term of 3 years from 23 May 2025, with a current passing rent of £91,800 per annum, exclusive of VAT.

The tenant is Unity Investment Group Limited (CRN: 12371076). The tenant has a Dun and Bradstreet rating of A1 and a low-moderate overall business risk.

The lease includes permitted use of Use Class C2 or C3.

## DESCRIPTION

The subject property comprises a purpose-built detached brick-built block over ground and two upper floors underneath a pitched tiled roof.

Internally, the property provides 9 x two-bedroom flats, all of uniform size around 60 Sq M, consisting of two bedrooms, one bathroom and an open planned kitchen/ living room.

We understand all flats benefit from double glazed UPVC windows. The property includes gas central heating and each apartment benefits from its own gas-fired boiler.

There is off-street parking to the front and a paved yard to the rear.



## PLANNING

Planning permission 'to erect a three-storey block to form 9 no. flats with associated works' (Ref: 17F/1360) was granted in December 2017.

We understand the build was complete in August 2024.

Associated planning documents and build warranties are available to view / download from the data room.

## PROPOSAL

**We are instructed to seek offers in excess of £1,000,000 (One Million Pounds) for the Freehold interest, subject to contract and the existing tenancy. A purchase at this level reflects a gross yield of 9.18%.**

## METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

## AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

## DATA ROOM

A full suite of documents are available to view and download from the data room, please enquire with the sales team for access.

## EPC

There are 9 x EPC certificates in place with the rating B(82) or B(83) - all certificates expire in July 2034. EPC certificates are available in the data room.

## INSPECTION & FURTHER INFORMATION

Seriously interested parties are encouraged to take note of the information available on the data room. Should you wish to view, please make this a condition of your offer or a prior appointment can be made via the vendor's sole selling agent, Lambert Smith Hampton.

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