

63 Greenbank Road

Birkenhead, Wirral CH42 7JT

Fully let block of four flats producing £27,000 a year

£295,000	£27,000	9.2%	4 FLATS
OFFERS IN EXCESS OF	RENT PER YEAR	GROSS YIELD	FULLY LET

Overview

A handsome Victorian semi-detached building in Birkenhead, converted into four self-contained flats and offered as a single freehold. All four flats are let, producing £27,000 a year. Two have been fully renovated; the other two are home to long-standing tenants who plan to stay. Each flat has gas central heating, and the building has a clean fire risk assessment, new fire doors and up-to-date safety certificates.

Key features

- Freehold block of 4 self-contained flats
- Fully let: £2,250 pcm / £27,000 a year
- Generous flats: 33–86 m², 259 m² in total
- Two flats fully renovated
- Fire doors, fire risk assessment, certificates

The numbers

Asking price	**OIEO £295,000**
Current rent	**£27,000 a year**
Gross yield (current)	**9.2%**
Est. market rent	**c.£30,000 a year**
Yield at market rent	**10.2%**

Buyer's fee: 2% + VAT, payable on completion

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Photos, EPCs, comparables and rent schedule

Good to know

- Sold with all four tenants in place; Flats 1 and 3 long-standing
- Flats 1 and 3 dated – light modernisation needed when vacated
- Freehold, single title (per vendor); solicitor to check historic flat leases
- EPC C/D (Flat 2 renews Feb 2027); council tax Band A (Flats 1, 3, 4)

Property facts

Tenure	**Freehold, single title (per vendor)**
Building	**Victorian semi, converted**
Flats	**Studio, 2 × 1-bed, 1 × 2-bed**
Floor area	**259 m² in total (EPC)**
EPC ratings	**C (Flat 3); D (Flats 1, 2, 4)**
Heating	**Gas central heating, each flat**
Occupancy	**Fully let – 4 tenancies**
Council tax	**Band A (Flats 1, 3, 4)**
Local authority	**Wirral Council**

Location

Nearby (approx., as the crow flies)
Prenton Park stadium – 0.2 miles
Green Lane and Birkenhead Central stations – under 1 mile
Birkenhead town centre – about 1 mile
Queensway Tunnel to Liverpool – about 1 mile
M53 motorway – about 2 miles
Liverpool city centre – about 2.5 miles

Greenbank Road is a leafy residential street of large period homes in Birkenhead's Tranmere and Prenton area. Birkenhead town centre, Merseyrail stations and the Mersey tunnels to Liverpool city centre are all close by, and the area falls within Wirral's wider Birkenhead regeneration programme.

Market evidence

	Address	Description	Price	Date
Sold	41A Greenbank Road	Ground-floor flat, 99 m²	£169,000	Jul 2025
Sold	30 North Road, CH42	Ground-floor flat, 82 m²	£150,000	Nov 2024
To let	Woodchurch Road, CH42	1-bed flat	£695 pcm	Oct 2026
To let	Carlton Road, CH42	2-bed period flat	£725 pcm	2026

Accommodation schedule

Unit	Type	Beds	m²	EPC	Rent pcm	Status
Flat 1	1-bed, ground	1	62	D	£550	Let – long-term
Flat 2	Studio, ground	0	33	D	£525	Let – renovated
Flat 3	1-bed, first	1	86	C	£550	Let – long-term
Flat 4	2-bed, top	2	78	D	£625	Let – renovated
Total	4 flats	4	259	–	£2,250	Fully let

The investment case

- 9.2% gross yield on the asking price, fully let from day one
- Rents below today's local market: c.£30,000 a year at market rents (10.2%)
- Two flats newly renovated; two long-standing tenants for steady income
- Four self-contained, gas-heated flats under one freehold, fire safety works done
- Steady local demand for one- and two-bed flats, close to Birkenhead and Liverpool

Interested in this opportunity?

Contact us to secure it or arrange a viewing.

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Gallery – the renovated flats (2 and 4)













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