

Liverpool - 2 Alexandra Road, Waterloo L22 1RJ
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Liverpool - 2 Alexandra Road, Waterloo L22 1RJ

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Investment Consideration:

- Purchase Price: £680,000
- Rental Income: £56,631 p.a.
- Gross Initial Yield: 8.33%
- VAT is NOT applicable to this property
- Comprises three-storey residential block of 6 apartments (4 x 1-Bed and 2 x 2-Bed)
- Situated within 5 min walk from Waterloo Station, which has regular services to Liverpool Central (18 minutes).



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Apartment 1 (Ground/First Floor)	Total GIA: 45 sq m (485 sq ft) 2 Bedrooms, kitchen, living room, bathroom	Individual	Periodic	£9,600	Note 1: AST Note 2: Rent Deposit of £899
Apartment 1A (Ground/First Floor)	Total GIA: 54 sq m (581 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	Periodic	£9,000	Note 1: AST Note 2: Rent Deposit of £865
Apartment 1B (Ground/First Floor)	Total GIA: 56 sq m (603 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	Periodic	£9,300	Note 1: AST Note 2: Rent Deposit of £894
Apartment 2 (First Floor)	Total GIA: 47 sq m (506 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	Periodic	£9,891	Note 1: AST Note 2: Rent Deposit of £905
Apartment 3 (Second Floor)	Total GIA: 39 sq m (420 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	Periodic	£8,340	Note 1: AST Note 2: Rent Deposit of £801
Apartment 4 (Second Floor)	Total GIA: 72 sq m (775 sq ft) 2 Bedrooms, kitchen, living room, bathroom	Individual	Periodic	£10,500	Note 1: AST Note 2: Rent Deposit of £1,009
Total				£56,631	

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Property Description:

Comprises semi-detached residential block of 6 newly refurbished apartments (4 x 1-Bed and 2 x 2-Bed). The property benefits from communal garden at front and rear and provides the following accommodation and dimensions:

Apartment 1: 45 sq m (485 sq ft) - Ground/First Floor

2 Bedrooms, kitchen, living room, bathroom

Apartment 1A: 54 sq m (581 sq ft) - Ground/First Floor

1 bedroom, kitchen/living room, bathroom

Apartment 1B: 56 sq m (603 sq ft) - Ground/First Floor

1 bedroom, kitchen/living room, bathroom

Apartment 2: 47 sq m (506 sq ft) - First Floor

1 bedroom, kitchen/living room, bathroom

Apartment 3: 39 sq m (420 sq ft) - Second Floor

1 bedroom, kitchen/living room, bathroom

Apartment 4: 72 sq m (775 sq ft) - Second Floor

2 Bedrooms, kitchen, living room, bathroom

Total GIA: 313 sq m (3,370 sq ft)



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Tenancy:

Apartment 1 is at present let on AST to an Individual at a current rent of £9,600 p.a. Deposit held of £899.

Apartment 1A is at present let on AST to an Individual at a current rent of £9,000 p.a. Deposit held of £865.

Apartment 1B is at present let on AST to an Individual at a current rent of £9,300 p.a. Deposit held of £894.

Apartment 2 is at present let on AST to an Individual at a current rent of £9,891 p.a. Deposit held of £905.

Apartment 3 is at present let on AST to an Individual at a current rent of £8,340 p.a. Deposit held of £801.

Apartment 4 is at present let on AST to an Individual at a current rent of £10,500 p.a. Deposit held of £1,009.



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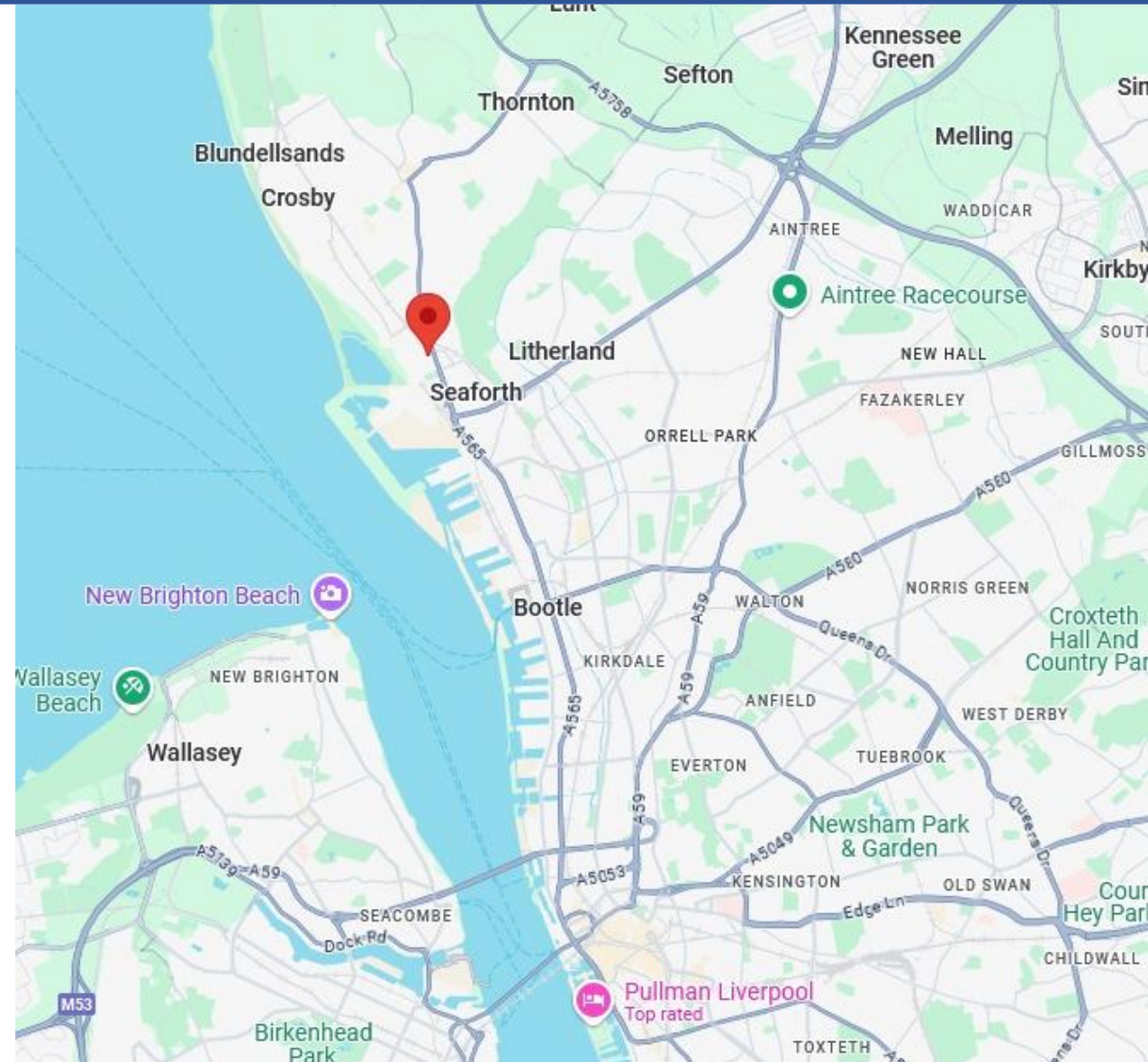
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Location:

Waterloo is a densely populated suburb of Liverpool located on the coast overlooking Liverpool Bay approximately 5 miles north of the city centre and in close proximity to the A565 and A5758, linking the town to both the M57 and M58 motorways. The property is situated within 5 min walk from Waterloo Station, which has regular services to Liverpool Central (18 minutes).



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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