

# 151 & 151A COLLEGE ROAD, CROSBY, LIVERPOOL, L23 3AS

## MIXED USE INVESTMENT FOR SALE

- ❖ Prominent ground floor retail unit
- ❖ Let long term to a bakery retail chain
- ❖ Established retail location with strong local footfall
- ❖ Prominent end terrace
- ❖ Rental growth opportunity
- ❖ Large 3 bedroom maisonette above



## FOR SALE

MIXED USE  
INVESTMENT

225.74 sq.m (2439  
sq.ft)

# LOCATION

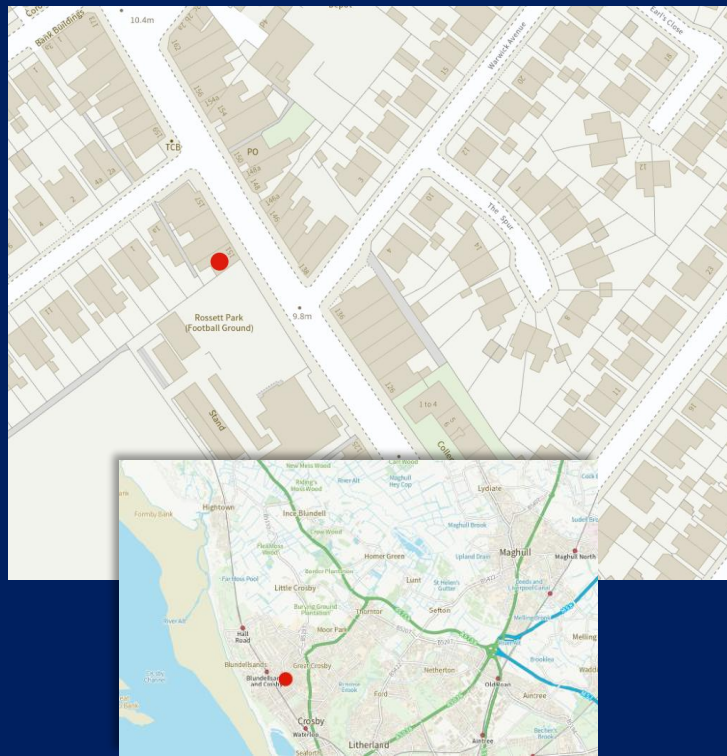
## LOCATION

The subject property is located on College Road which is situated approximately 7 miles north of Liverpool City Centre in the suburb of Crosby.

College Road is a popular neighbourhood shopping destination within a larger residential population. The area consists of a mixture of retail to include convenience, leisure, takeaways, hair and beauty, post office, chemist and bars.

Directly adjacent to the property there is Marine Football Club with a pay and display car park. The subject property is located within a retail parade and benefits from strong footfall due to the adjacent car park and being directly opposite the Post Office.

**SAT NAV: L23 3AS**



# DESCRIPTION

## RETAIL

- The Ground floor retail unit with glazed frontage and roller shutter security
- Commercial kitchen with stainless steel fittings and preparation area
- Counter/display area
- WC, wash area and office space to rear
- Rear access to shared service yard
- Potential for additional signage (STP)

## RESIDENTIAL

- Self-contained residential entrance from College Road
- Spacious 3-bedroom duplex maisonette above
- Large living room, fitted kitchen and family bathroom
- Two front bedrooms with dormer windows
- Third bedroom with Velux rooflight
- Predominantly UPVC double glazing throughout
- Gas-fired central heating system
- Separate residential and commercial access
- Attractive mixed-use investment opportunity
- Shared rear space with opportunity for bike store etc.

## ACCOMMODATION:

### Shop (NIA)

Retail Zone A: 23.59 sq. m (254 sq. ft)

Rear kitchen/ancillary: 32.53 sq. m (350 sq. ft)

**Total: 56.12 sq. m (604 sq. ft)**

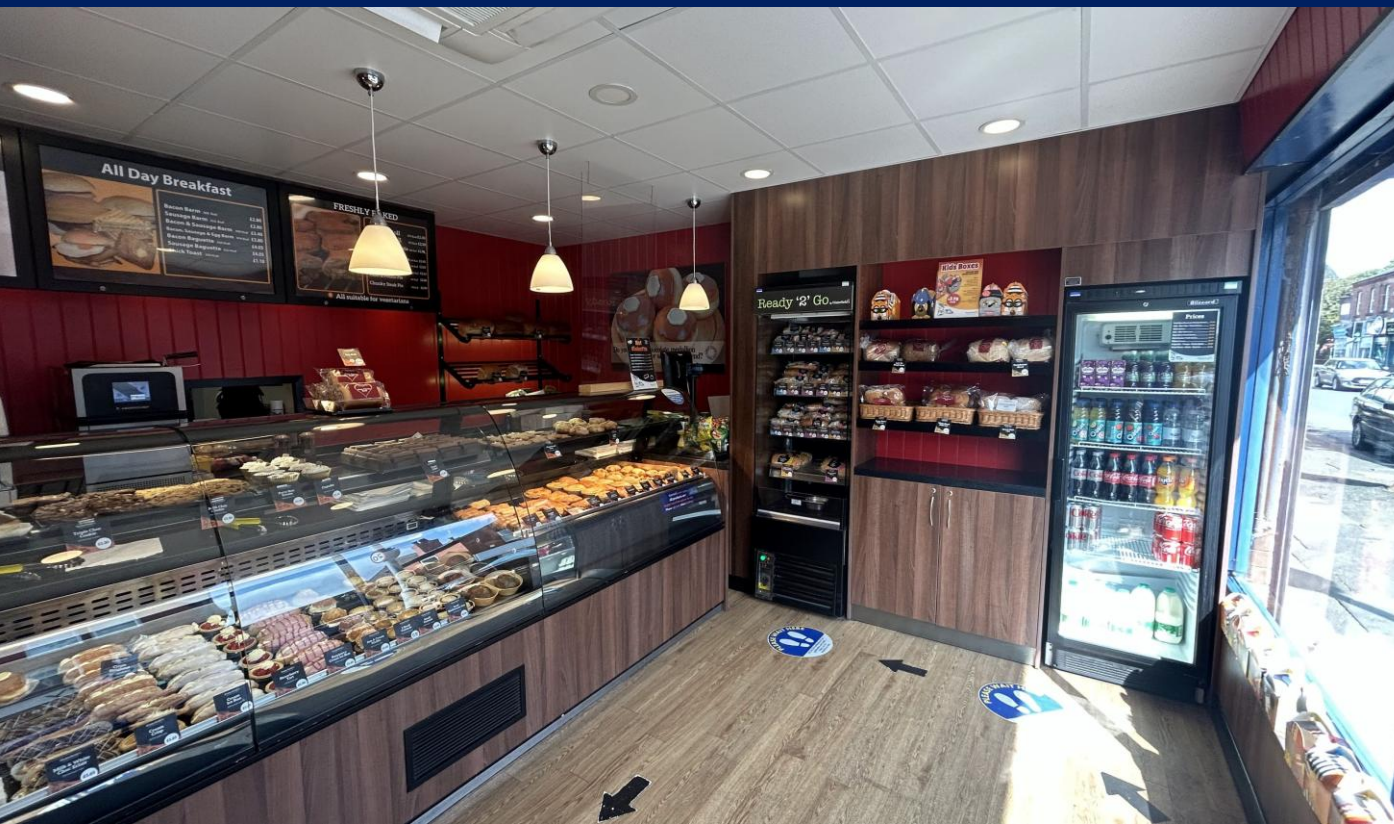
### Residential (GIA)

**Ground Floor:** Hall - 4.9 sq.m (53 sq.ft)

**First Floor:** Landing, living room, kitchen and bathroom - 59.6 sq.m ( 641 sq.ft)

Second Floor: Landing, 3 bedrooms 49 sq.m (527 sq. ft)

**Total: 113.5 sq.m (1,222 sq.ft)**





## COMMERCIAL TENANT

### Ground Floor Tenant

The ground floor trades as a bakery and is tenant to Waterfield's (Leigh) Ltd. They are long established in this location and renewed their previous 10 year lease in 2024.

They currently occupy via a 10 year lease from 10<sup>th</sup> January 2024 with a tenant option to break at the end of the 5<sup>th</sup> year subject to 6 months prior notice providing c7.5 years unexpired and 2.5 years until break/ review date. There is an upward only rent review effective from 10<sup>th</sup> January 2029.

The passing rent is **£10,500 pa.**

## RESIDENTIAL

### Duplex maisonette

Offered with vacant possession the residential accommodation has its own dedicated entrance off College Road and provides completely self contained accommodation.

A rare 3 bedroom opportunity with potential to rent individual rooms (STP) to young professionals or to a single tenant requiring extra accommodation. With 1200 sq.ft of accommodation over 2 storeys plus GF entrance, it provides extensive space which will be attractive in the local market place.

Historically rented for £900 per calendar month or **£10,800 pa** there is significant rental growth opportunity.

## Estimated Rental Value (ERV)

Rent currently received totals **£21,300pa.**

The reversionary estimated rental value for the ground floor is **£14,000pa** at rent review

The maisonette being a large 3-bedroom flat will rent from £1,000 per calendar month or **£12,000pa.** Alternatively, a multi let managed approach could increase income significantly.

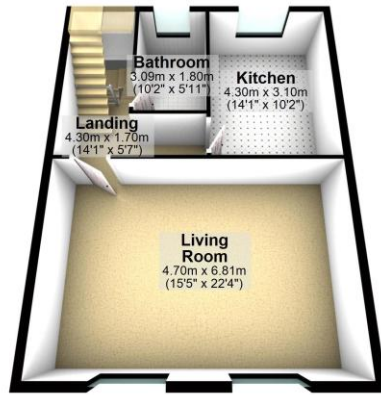
The total ERV is therefore from **c£26,000pa.**

Please rely on your own enquiries.

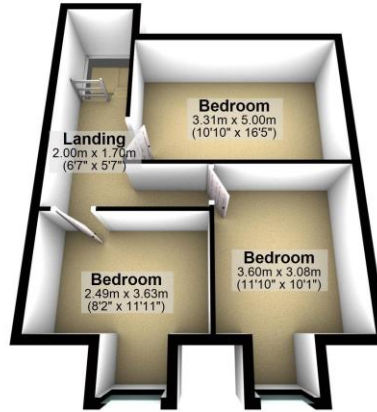
Ground Floor



First Floor



Second Floor



Sizes are approximate  
Plan produced using PlanUp.



# TERMS

The premises are available at an asking price of **£350,000**.

- Assuming previous passing rents of £21,300p this reflects a gross initial yield of 6.1%
- At an ERV of £26,000 it would produce a gross reversionary yield of 7.4%.

## VAT

All prices, outgoings and rentals quoted are exclusive of but maybe liable to VAT at prevailing rate. Further information on request.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

## EPC

The EPC rating for the commercial is B. The residential (151A College Road) is E (51)



**ATTRACTIVE MIXED  
USE INVESTMENT**





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- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>
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- Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## CONTACT US



[WWW.KEPPIEMASSIE.COM](http://WWW.KEPPIEMASSIE.COM)



#### VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

#### CONTACT

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