

10-12 MALLABY STREET, BIRKENHEAD, MERSEYSIDE CH41 8DF

£260,000



**READY-MADE PORTFOLIO: 7 FLATS DELIVERING
STRONG RETURNS & GROWTH OPPORTUNITY**

PROPERTY REFERENCE CODE: RS0181

10-12 MALLABY STREET, BIRKENHEAD, MERSEYSIDE CH41 8DF

Ready-Made Rental Portfolio – 7 Flats, 10–12 Mallaby Street

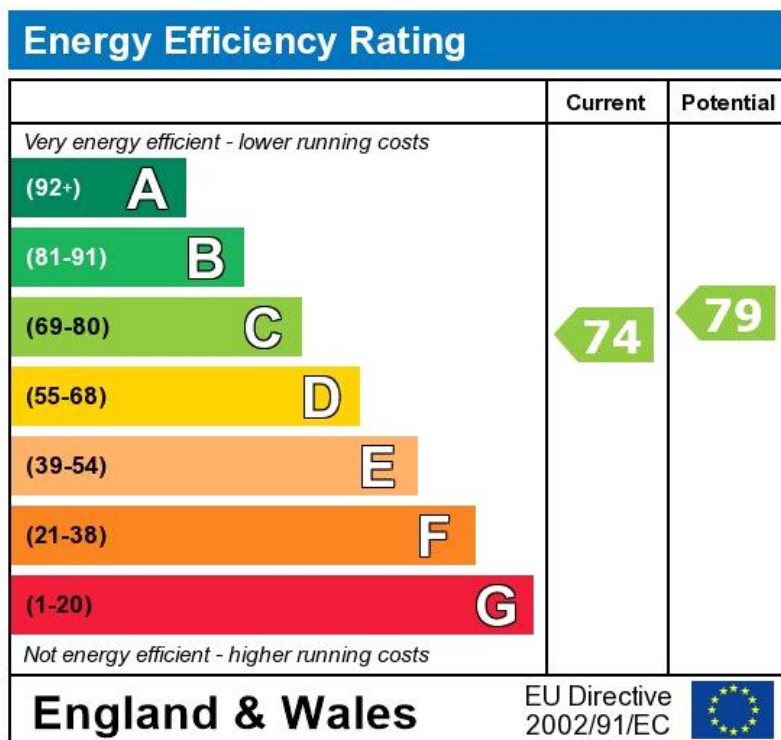
Currently achieving approximately £20kpa from 4 currently tenanted units, with clear potential to uplift rents and boost returns.

A strong investment with long-term growth prospects.

****Early viewing essential** *CASH OFFERS ONLY***

- BUSINESS OPPORTUNITY
- BUY-TO-LET
- CENTRAL LOCATION
- INVESTMENT/DEVELOPMENT OPPORTUNITY

- BLOCK OF 7 FLATS
- IMMEDIATE INCOME FROM DAY ONE
- SCOPE TO INCREASE RENTS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Ready-Made Rental Portfolio – 7 Flats, 10–12 Mallaby Street

Currently achieving approximately £20kpa from 4 currently tenanted units, with clear potential to uplift rents and boost returns.

A strong investment with long-term growth prospects.

****Early viewing essential** *CASH OFFERS ONLY***

An outstanding investment opportunity offering an immediate return with a healthy yield of approximately 7.4%, alongside strong potential for increased rental income — as all tenants are now out of contract.

Property Breakdown

No. 10 – 2 Flats

Flat A: 3 bedrooms, 1 reception room, 1 bathroom, and a kitchen

Flat B: 1 bedroom, 1 reception room, 1 bathroom, and a kitchen

No. 12 – 5 Flats

Two 2-bedroom flats

Three 1-bedroom flats

Each with 1 reception room, 1 bathroom, and a kitchen

Key Information

4 flats currently tenanted, 3 vacant

Current rent per flat ranges from £346.66 to £475 pcm (with scope for increase)

Breakdown:

10 (a): £475 pcm

10 (b): £346.66 pcm

12 (1): £375 pcm

12 (5): £390 pcm

To be sold with tenants in situ ONLY

EPC Ratings

Ratings: C & D

Expiry dates: Between August 2032 and September 2035

This property represents an excellent opportunity for investors seeking a ready-made rental portfolio with immediate income and clear potential for further growth.

Council Tax Band: A

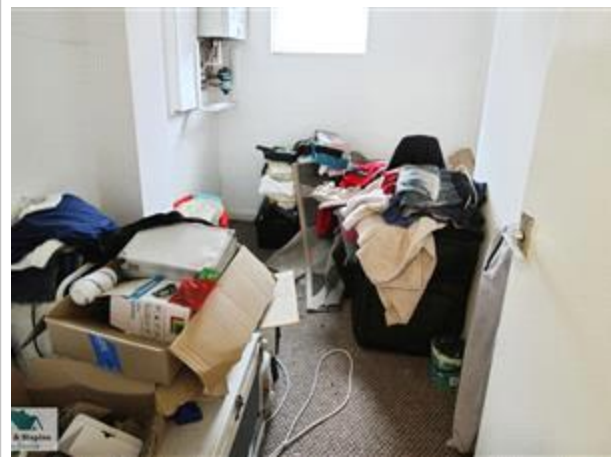
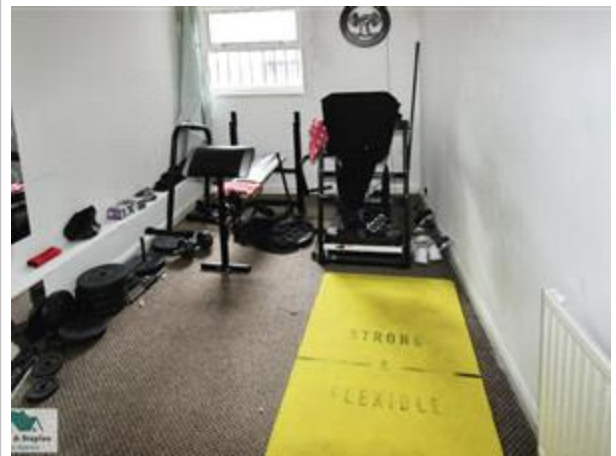
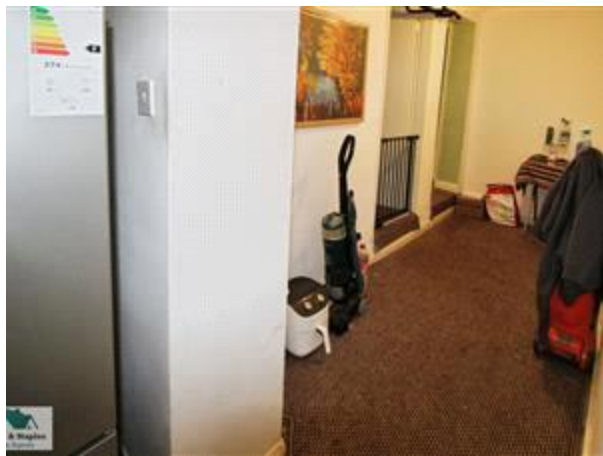
Tenure: Freehold

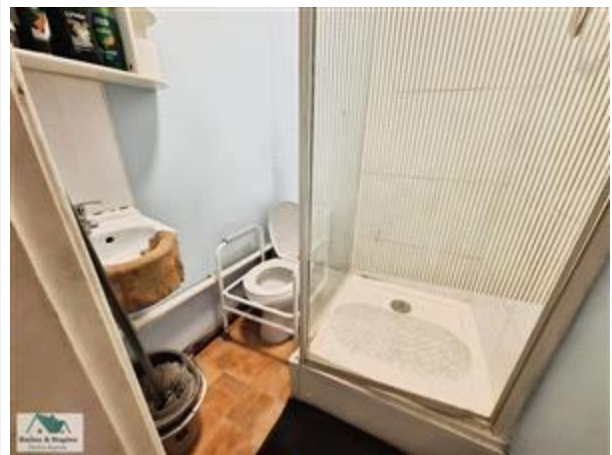
Parking options: On Street

Garden details: Communal Garden









TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.