



8 Victoria Street | Liverpool | L2 6QJ

Asking Price £124,900

The
**GOOD
ESTATE**
AGENCY

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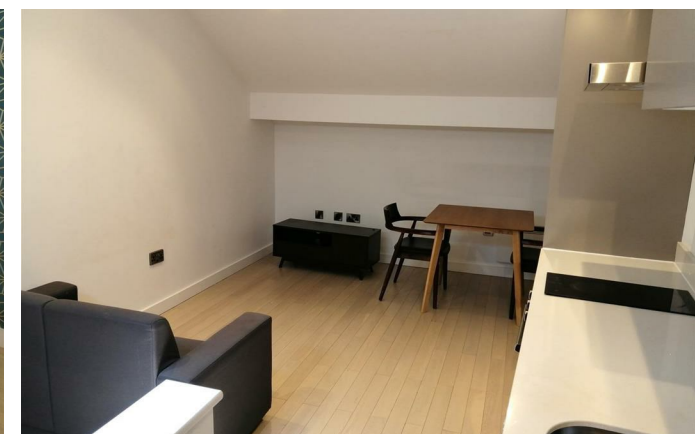
ONE BEDROOM DUPLEX APARTMENT. Nestled in the heart of Liverpool, the Produce Exchange Building offers a remarkable opportunity to own a modern one-bedroom duplex apartment within a historic setting. This exquisite property, measuring 538 square feet, is situated in a stunning period development that dates back to 1902, showcasing impressive architectural details that reflect its rich heritage.

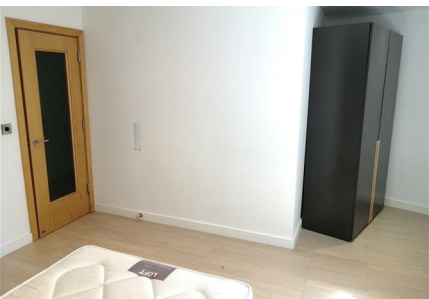
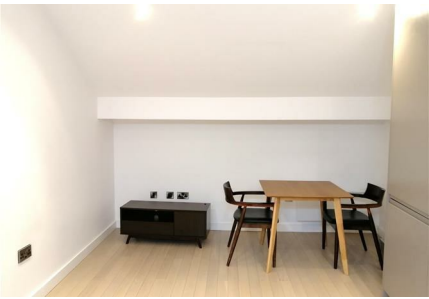
Upon entering the apartment, you are greeted by a welcoming entrance hall that leads into an open-plan living and dining area, perfect for both relaxation and entertaining. The fitted kitchen seamlessly integrates with the living space, providing a contemporary touch to this charming abode. The double bedroom offers a peaceful retreat, while the house shower room is both stylish and functional.

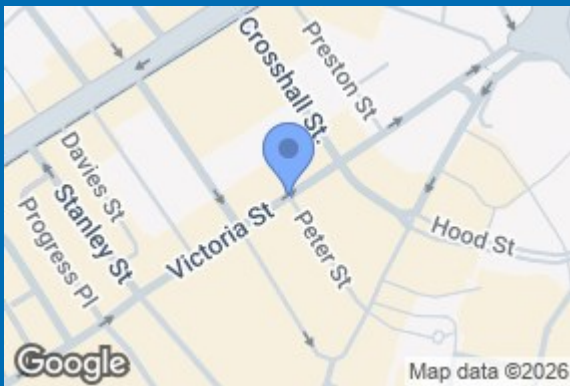
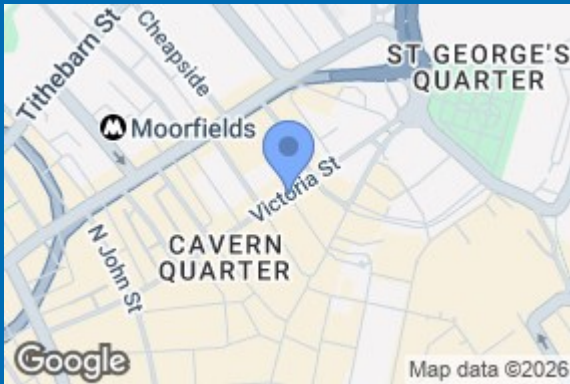
Living in this apartment means you are surrounded by the vibrant culture of Liverpool, a UNESCO World Heritage site. You will find yourself just moments away from the city's major attractions and amenities, making it an ideal location for those who appreciate the convenience of city living.

Currently let for £850 per calendar month, this property achieves an impressive rental yield of 8.2%, making it an attractive investment opportunity. Whether you are looking for a new home or a savvy addition to your property portfolio, this apartment in the Produce Exchange Building is not to be missed. Embrace the charm of Liverpool while enjoying the comforts of modern living in this exceptional residence.

- DUPLEX APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- HOUSE SHOWER ROOM
- CURRENTLY LET FOR £850PCM, ACHIEVING A RENTAL YIELD OF 7.3%
- ONE OF LIVERPOOL'S GREAT COMMERCIAL BUILDINGS
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- 5TH FLOOR
- STUNNING PERIOD DEVELOPMENT
- LOCATED IN THE HEART OF LIVERPOOL CITY CENTRE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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