

# FOR SALE

16 Greenbank Road, Liverpool L18 1HN

Ground Floor with  
First/Second Floor Residential/Student Accomodation



Freehold Investment Opportunity Producing Upper Floor Income

- The property provides a three-storey mid-terraced commercial / residential property.
- Centrally located within a densely populated residential and popular student area.
- Located within an established commercial parade of shops opposite Tesco Express, off Smithdown Road.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The property is located on Greenbank Road in Liverpool L18 close to the junction of Smithdown Road (A562). The subject property is located within an established retail parade of local occupiers including The Phone Box, Top Ten Barbers, Richard Behrend Musical Instruments and opposite Tesco Express. The surrounding area is predominantly residential with retail frontages. The property fronts onto Greenbank Road, which is within walking distance to both Sefton Park, established recreational gardens and Green Bank Park. The property has excellent transport links for main bus routes, car driven traffic and there is a wealth of shops within the immediate locality situated on Smithdown Road. The subject property is approximately three miles south from Liverpool City Centre.

## DESCRIPTION

The property provides a three-storey mid-terraced property with vacant ground floor and basement storage accommodation with self-contained access leading to the first and second floor residential accommodation currently let out for student purposes and producing an income. The property provides a glazed frontage to the ground floor shop with rear kitchenette and separate WC, externally the property benefits from electric roller shutters and red brick elevation fronting onto Greenbank Road with an enclosed rear yard.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M <sup>2</sup>	SQ FT
Ground Floor	48.00 m <sup>2</sup>	518 ft <sup>2</sup>
Basement Not Measured	Not Measured	
First & Second Floor Four Lettable Rooms	Not Measured	

## EPC

An Energy Performance Certificate is available upon request. Current E120

## SERVICES

We understand that mains services are available to the property including, electricity, gas to first and second floor, mains water and drainage.

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

## RATEABLE VALUE

The premises have a current Rateable Value of £5,500

## PLANNING

The property benefits from general Class E consents for the ground floor including retail shop, offices café / restaurant and the first and second floor is residential / student accommodation.

## PRICE

Offers in the region of

**£225,000**

For the benefit of the freehold interest with the first and second floor student income.

We understand the gross income for the student, residential is approximately £15,000 per annum subject to confirmation.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.

## PURCHASERS' COSTS

The purchasers will be responsible for 2% plus vat of the seller's agents and legal costs

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

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