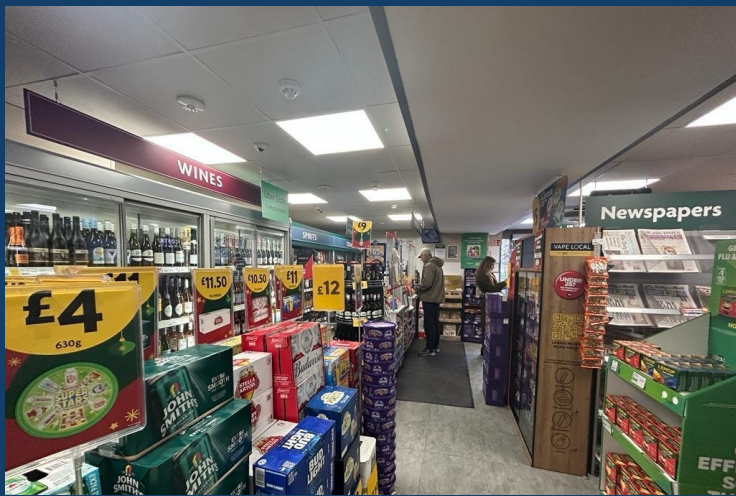


FOR SALE
324.65 Sq M



47-51 WARRINGTON ROAD, PRESCOT, L34 5QY

- Investment opportunity for sale
- Ground floor let to Alliance Property Holdings Ltd t/a Morrisons Only
- Residential upper floor flats

DGRE

47-51 WARRINGTON ROAD, PRESCOT, L34 5QY

Excellent investment opportunity.

The property comprises an end terraced ground floor retail shop and four residential flats to the upper floors.

The ground floor is let to Alliance Property Holdings Ltd t/a Morrison Only and a new lease has been agreed for a term of 10 years at a rent of £18,000pa, on standard FRI terms, with a rent review and tenant break on the 5th anniversary. This is due to complete imminently. The ground floor retail benefits from storage area with side loading access along with office, chiller room and staff W.C.

The flats include three 1 bedroom flats and one 2 bedroom flat. 3 of the 4 flats are let at a combined rental income of £1,155 pcm. A 2 bedroom flat is vacant and available at £525pcm.

Once fully let the property will produce a passing rent of £38,160pa. At the asking price of £470,000 this equates to a Net Initial Yield of 7.77%.

Location

Prescot is a town and civil parish within the Metropolitan Borough of Knowsley in Merseyside, United Kingdom. It lies about eight miles (13 km) to the east of Liverpool city centre.

The subject property lies in a corner position on Warrington Road. Warrington Road is the main arterial route serving Prescot, and connects with the M57 at Junction 2. Surrounding uses are primarily residential in nature with residential development taking place in the surrounding areas.

Accommodation

Retail:
Ground floor retail sales
Ground floor offices
Ground floor internal storage

Residential:
3 x upper floor 1 bedroom flats
1 x upper floor 2 bedroom flat

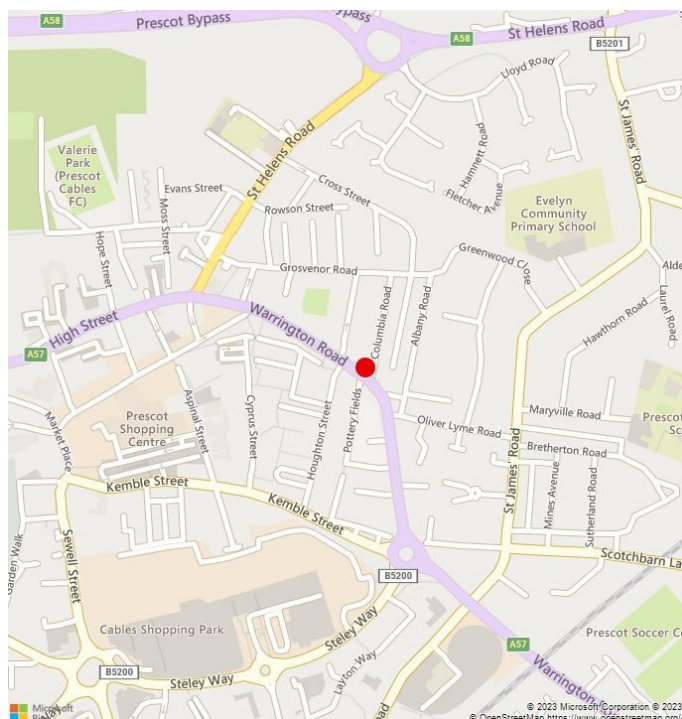
	Sq M	Sq Ft
Ground Floor	188.65	2,030.63
47a Warrington Road	33	355.21
47b Warrington Road	23	247.57
49a Warrington Road	43	462.85
51 Warrington Road	37	398.27
TOTAL	324.65	3,494.53

Tenure

The property is held freehold.

Planning Information

We understand the property has planning consent for its current uses, or that a Certificate of Lawful Use or Development would be available if sought from the local planning authority.



Additional Information

Price

£470,000

EPC

47a Warrington Road - 64 (D) - Expires 19 January 2034
47b Warrington Road - 67 (D) - Expires 1 August 2031
49a Warrington Road - 45 (E) - Expires 26 January 2034
51 Warrington Road - 57 (D) - Expires 22 January 2034
47-49 Warrington Road - 65 (C) - Expires 7 July 2026

Viewing

By appointment through DGRE.

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