

LOT

4

296–298 Breck Road, Everton, Liverpool L5 6QB

GUIDE PRICE **£100,000***

MIXED USE

Description

A mixed use retail and residential investment currently producing a rental income of £16,740 per annum. The property comprises a mid-terraced building arranged as two ground floor lock up shops with two one bedroom flats over the first and second floors. Part of the first and all of the second floor of 296 Breck Road are vacant and may be suitable for conversion subject to any necessary consents.

Situated

The property is situated within a retail parade fronting Breck Road by the junction with Oakfield Road and Belmont Road within a densely populated residential area close to Liverpool Football Club.

Ground Floor

296 Breck Road Shop, Kitchen, WC

298 Breck Road Shop, Store, Kitchen, WC

First Floor

296 Breck Road Ancillary Space
298 Breck Road Flat 1 Bedroom, Bathroom, Kitchen, Living Room (part of this flat occupies the first floor of No 296)

Second Floor

296 Breck Road Ancillary Space (no access/not inspected)

298 Breck Road Flat 2
 Bedroom, Lounge, Kitchen, Bathroom/WC

Outside

Rear Yard.

EPC Ratings

296 D. 298 C. Flat 1 298 Breck Road E. Flat 2 298 Breck Road E



Address	Lease information	Rental income
296 Breck Road	Let for a term of 3 years from 15/5/2019	£4,740pa
298 Breck Road	Let for a term of 3 years from 1/11/2017	£3,600pa
298 Breck Road (Flat 1)	Let by way of an AST from 9/9/2011	£4,200pa
298 Breck Road (Flat 2)	Let by way of an AST from 13/11/2006	£4,200pa

Note

A connected party to Sutton

Kersh is a beneficial owner of this property.