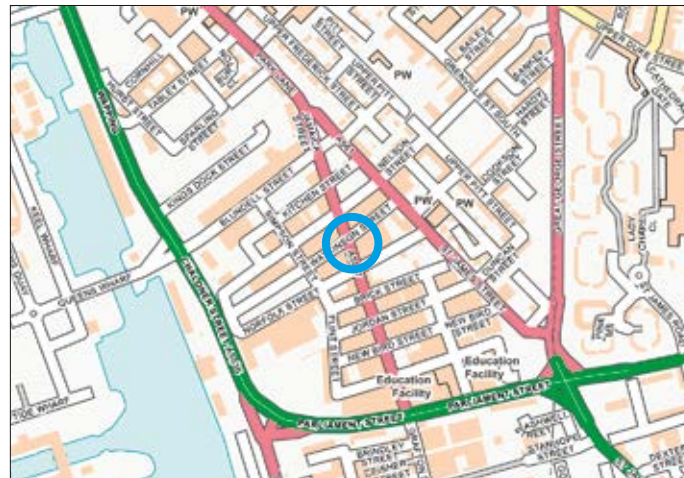


LOT  
**51**

# Unit 1, L1 Building, 21 Jamaica Street, Liverpool L1 0AA

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Residential investment producing £6,552.00 per annum.**

**Description** A fully furnished ground floor studio apartment currently let by way of an Assured Shorthold Tenancy producing £6,552 per annum until July 2018. The property benefits from double glazing, central heating, lift access, communal living space, games room, mini gym, laundry room and a bike store. There is a potential net yield of 7%.

**Situated** Accessed via Jamaica Street in the increasingly popular Baltic Triangle within walking

distance to the Baltic Market, Camp and Furnace, Liverpool One and city centre amenities

**Basement** Communal Lounge Area, Games Room, Mini Gym, Laundry Room, Bike Store

**Ground Floor** Communal Entrance

**First Floor** Living Space/Kitchen/Bedroom/Study Area, Shower Room/WC

**Note** The property is Leasehold for a term of 250 years commencing from 2nd May 2012 and interested parties should make their own enquiries on the ground rent. The service charge is £492.60 per quarter, subject to verification.