

## Residential Investment Disposals - Wirral 2014



### INFORMATION SUMMARY

- ◆ 12 a Elgin Drive Wallasey. Income £5,720 p.a. Offers over £89,950.
- ◆ 4 Alfred Road Oxton. Income £18,980 p.a. Offers over £205,000.
- ◆ 172 Brighton Street. Income £18,320 p.a. Offers over £160,000.

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## 12 a Elgin Drive Wallasey CH45 7PR



**LOCATION** – Situated on the southern side of Elgin Drive off Brighton Street – see plan.

**DESCRIPTION** – First floor flat investment deriving good income, but with scope for enhancement with redevelopment .

**GENERAL** - Good selling area for flats of this nature within the Wallasey Area.

**AST DETAILS** - The premises are let at a rental of £5,720 per annum (£110 per week.)

**TENURE** - long leasehold – 125 years with effect from 2008.

**SERVICES** – Insurance as well as general repairs for the entire premises to be met equally between the ground and first floor long leaseholds.

**FOR SALE** - OFFERS OVER £89,950

Subject to Contract.

## 4 Alfred Road, Oxton, Birkenhead, Wirral, CH43 4TU



**LOCATION** – Situated on the Western side of Alfred Road, close to Balls Road, approximately 1 mile South West of Birkenhead Town Centre in an area that has been popular for conversion of larger houses into flats for multiple occupation.

**DESCRIPTION** - One good quality 2 bedroomed flat to the basement and a single bed apartment per floor on the remaining three floors. Flats are well fitted out comprising lounge, kitchen, bathroom and bedrooms. There is ample off street car parking.

**GENERAL** – Good quality premises confirms great letting potential with minimal voids.

**TENURE** - Freehold. Letting as follows:

BASEMENT - £5,200 pa - £100 per week.

GROUND - £4,680 pa - £90 per week.

FIRST - £4,420 pa - £85 per week.

SECOND - £4,680 pa - £90 per week.

**TOTAL INCOME - £18,980 PER ANNUM**

**FOR SALE** - At offers over £205,000

Subject to Contract.

**172 Brighton Street, Wallasey, CH44 8DY.**



**LOCATION** - Situated on the Eastern side of Brighton Street at its junction with Sandon Road, the premises are situated close to Wallasey Town Hall and are in a popular residential letting area.

**DESCRIPTION** – Multi-let premises with great scope for rental enhancement – The basement is currently used for storage, but could be converted to residential use subject to the necessary permissions.

**GENERAL** - Scope for substantial rental increases throughout the entire premises.

**TENURE** - Freehold

**LETTING** - Details as follows:

Ground Floor 1. Shop let on annual licence at £3,900 pa -£75 per week.

2. Flat let at £4,420 pa - £85 per week.

First Floor Flat - Let at £5,460 pa – £105 per week.

Second floor Flat - Let at £4,420 pa - £85 per week.

Advertising hoarding - Let at £120 per annum

**TOTAL INCOME - £18,320 PER ANNUM**

**FOR SALE** - At offers over £160,000

Subject to Contract.

**VIEWING**

For viewing and further information, please contact:

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