

# FREEHOLD INVESTMENT FOR SALE

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

(WITH RESIDENTIAL DEVELOPMENT POTENTIAL)

£450,000



## 3 Speke Road, Garston, Liverpool L19 2JX

### LOCATION

Speke is a suburb of Liverpool situated approximately 8 miles southeast of the city centre. The property occupies a prominent position at the crossroad junction between Speke Road and Church Road which is home to the local town market along with various local independent shops. The surrounding area includes various national retailers such as Lidl, Iceland, Card Factory, Post Office, and Dunelm. The nearest train station is a 3-minute drive and Liverpool Airport is a 9-minute drive making it highly accessible.

### DESCRIPTION

The subject property is of traditional brick construction forming a rectangular unit with a large double glazed shop front window. The main sales accommodation is in good condition with partitioned offices which have access to the rear yard. The premises benefits from external roller shutters.

The property comprises of three ground floor retail units which include La Musa Napoletana, Gregory Abrams Davidson Solicitors (vacant) and a retail premises which is under offer to a convenience store.

The first floor and second floors are accessed from the inside of the solicitor's office though internal staircase. The offices are

currently vacant but would suit conversion to residential subject to planning consent.

### TENANCIES

**1 Speke Road:** Let to La Musa Neoplio for a term of 3 years from 6th July 2023. The passing rent of £10,500 per annum. No breaks.

**8-10 Church Road:** Under offer to a private individual for a convenience store and bakery for a term of 2 years at £6,650 per annum. No breaks.

**3 Speke Road:** Available To Let at £12,000 per annum.

### TENURE

We understand the property is held freehold.

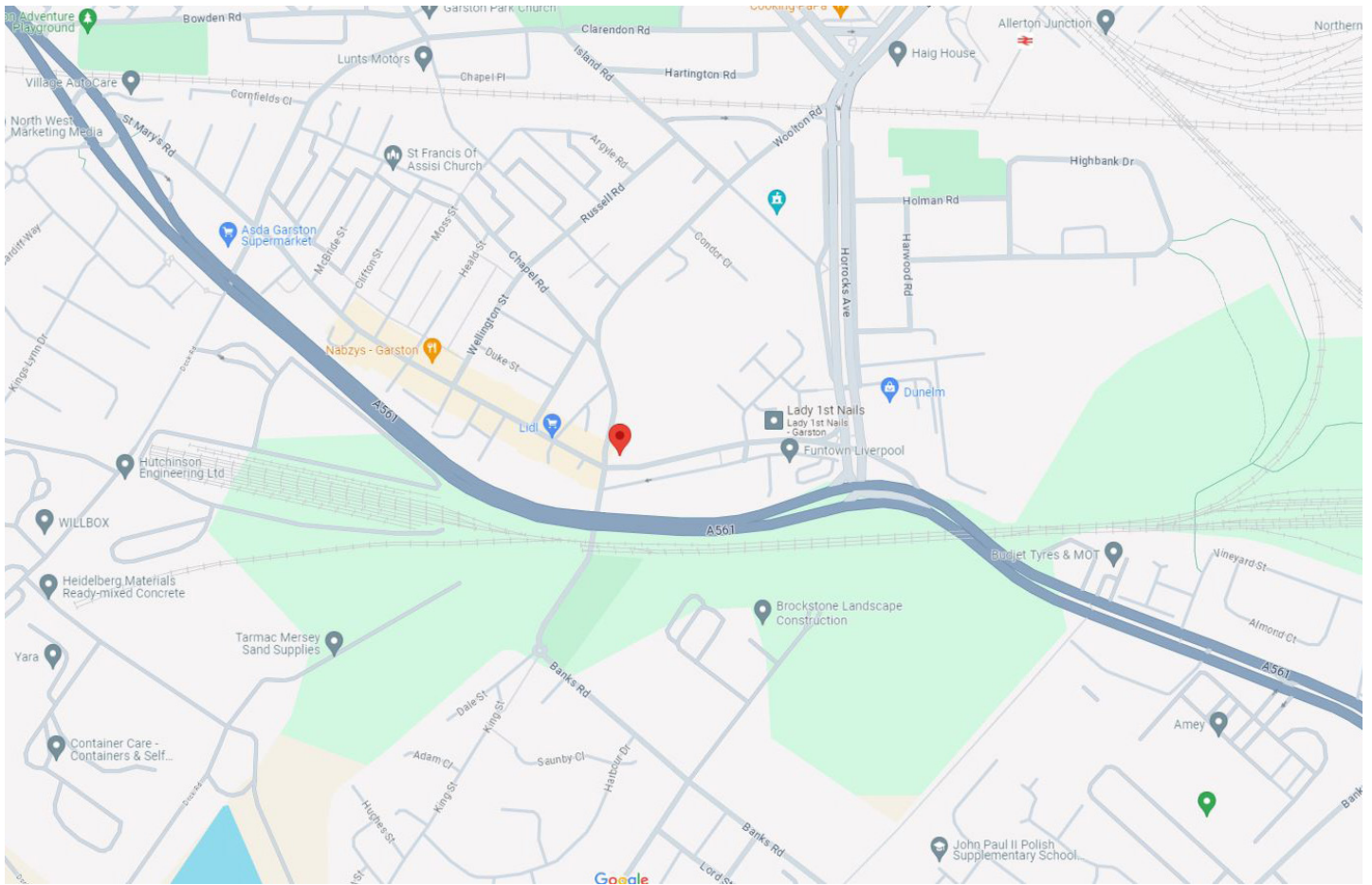
### ESTIMATED RENTAL INCOME

£29,150 per annum

### PROPOSAL

We are instructed to seek offers in the order of **£450,000** exclusive of VAT and subject to contract.

## 3 Speke Road, Garston, Liverpool L19 2JX



### EPC

#### 8-10 Church Street

Certificate number 6971-5946-3496-7220-4167

Energy Performance Asset Rating: D

#### 1 Speke Road

Certificate number 6971-5946-3496-7220-4167

Energy Performance Asset Rating: D

#### 3 Speke Road

Certificate number 6682-5795-5569-6663-7583

Energy Performance Asset Rating: D

### VAT

The property is not elected for VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract

Details prepared November 2024

