

FOR SALE

INCOME PRODUCING INVESTMENT

(LETTING OF GROUND FLOOR ONLY MAY BE CONSIDERED)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS
£265,000
£12,500 per annum



155 St John's Road, Waterloo, Liverpool L22 9QE

LOCATION AND DESCRIPTION

The property is prominently located on St Johns Road close to the junction with Crosby Road North. Recently described by Liverpool Echo as the future Lark Lane to the north of the city, St John's Road is becoming a go-to destination with a number of independent bars, restaurants and retailers all benefiting from a clientele within walking distance. Nearby operators include Paul's Bar, The Workshop, Bolina, Il Capitano's, The Old Tap, Hampers, Your Flower Company, Copper Kettle, and Murphy's Newsagents. There is 2-hour time restricted street parking on St John's Road ensuring customer movement.

At ground floor, the property comprises of a vacant open plan retail unit with storage and staff ancillary facilities to the rear. The retail unit is fitted with a laminate floor, painted walls, and integrated ceiling lights. The property also benefits from an electronic roller shutter.

The upper floors provide two 1 x bed flats which each consist of a kitchen diner, double bedroom and bathroom. The flats are occupied under AST agreements which have both expired with the tenants now holding over. The flats are accessed via a shared entrance to St John's Road to the left side of the building.

ACCOMMODATION

The property is arranged at ground, first and second floors providing the following approximate areas:-

Ground Floor	68.42 sq.m.	(736 sq.ft.)
First Floor	1 Bed Flat	
Second Floor	1 Bed Flat	

TENURE

Freehold.

PURCHASE PRICE

Offers in the region of £265,000 are invited for the whole building.

INCOME PROFILE

Ground floor retail unit	£12,500 per annum (Estimated rental value)
First floor flat	£5,940 per annum (£495 pcm)
Second floor flat	£5,700 per annum (£475 pcm)
TOTAL	£24,140 per annum

LETTING

Alternatively the Landlord would consider a letting of the ground floor retail unit only by way of an effective full repairing & insuring lease for a term of years to be agreed at £12,500 per annum exclusive.

BUSINESS RATES

The premises have a rateable value of £10,000 effective from 1st April 2023.

EPC

Available upon request.

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.

E-mail: mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared October 2025



155 St John's Road, Waterloo L22 9QE

