

rightmove 



FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY



LONG LEASEHOLD INVESTMENT

ST HELENS – LOWER HALL STREET, MERSEYSIDE, WA10 1GD

PRICE - OFFERS OVER £55,000 SUBJECT TO CONTRACT

9% YIELD

rightmove

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LOCATION

A two bedroom, top floor apartment set within a modern block just a short distance from St Helens centre with a range of local amenities, pubs, Restaurants, train station and bus station close by.

DESCRIPTION / ACCOMMODATION

COMMUNAL ENTRANCE HALL

The property has ensuite to the master bedroom, communal heating, double glazing and parking space.

Accommodation Ground Floor: Communal Entrance Hall.

Fourth Floor Landing: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Ensuite to Master and Bathroom / WC.

External: Parking Space.

The property is currently tenanted at £405 per calendar month and offers a readymade investment purchase.

PARKING The property has a private car park for residents.

COUNCIL AND TAX BAND St Helens council Council Tax Band A.

Council Tax Band A – St Helens Council

TENURE

Leasehold 250 years 1st April 2007.

SERVICES CHARGES ground rent £200,00 per annum.

TENANCY

The property is currently tenanted at £4,860 Per Annum

VAT

Not VAT registered

EPC

EPC Rating C

PROPOSAL

This is an excellent opportunity to purchase a small investment in a vibrant town.

We are seeking offers over £55,000, subject to contract, representing an attractive Net Initial Yield of 9% approximately .

VIEWING

Strictly by appointment only.

