

1-3 DUBLIN STREET
LIVERPOOL
L3 7DT

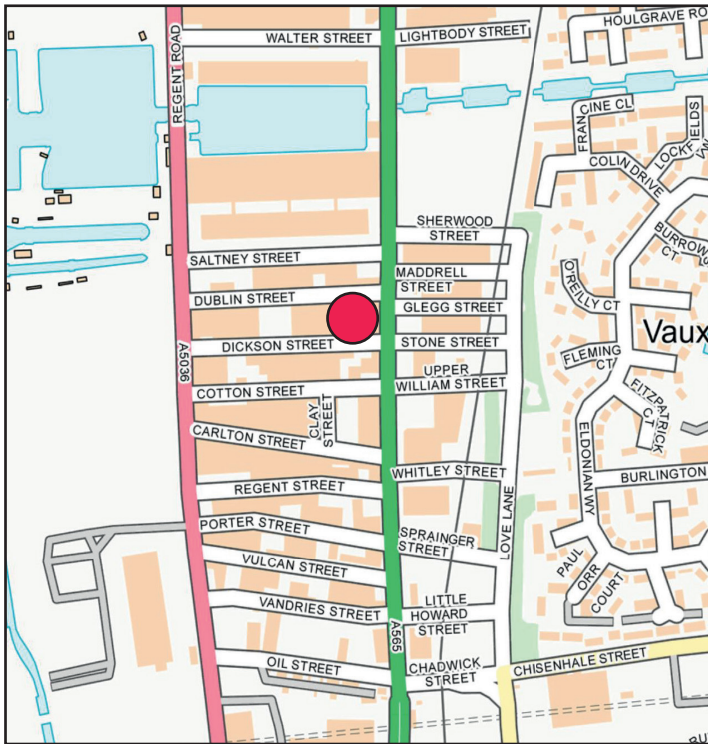


FOR SALE
INVESTMENT OPPORTUNITY
RENTAL INCOME £36,960 PER ANNUM

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
& Partners
0151 227 3400
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1-3 DUBLIN STREET, LIVERPOOL, L3 7DT



LOCATION

The property occupies a prominent position on the corner of Dublin Street and Great Howard Street (A565). Great Howard Street is one of the principal arterial routes from Liverpool City Centre to the northern suburbs, with the city centre located approximately 1 mile to the south. The area has witnessed significant regeneration in recent years.

Great Howard Street is currently subject to a road widening scheme and further improvements are proposed to improve the connections between the city core and key project areas, including Liverpool Waters, Ten Streets and the proposed Everton Stadium.

DESCRIPTION

The property is a three-storey former public house that has been converted to provide retail/commercial accommodation on ground and first floors, with residential accommodation above. To the rear of the property is a small yard currently used for container storage. The property has been extensively refurbished internally and externally.

TENANCY DETAILS

The ground and first floors are let to Emily Ferguson and Claire Whittle, trading as Milkshake Hair and Beauty Collective, on a 5 year lease from the 01/01/2019 at a rent of £25,000 per annum. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

The second floor is let on an assured shorthold tenancy agreement at £170 per week.

There are three shipping containers in the rear yard let on licence agreements producing £3,120 per annum.

PRICE

Available upon application.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

All figures quoted are exclusive of, but maybe subject to, VAT.

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 Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared January 2020

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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