

AN OPPORTUNITY TO ACQUIRE A PORTFOLIO OF 16 RESIDENTIAL BUY-TO-LET PROPERTIES TOGETHER WITH
A CONVENIENCE STORE INVESTMENT LOCATED ACROSS MERSEYSIDE AND NORTH WALES



WATLING
REAL ESTATE

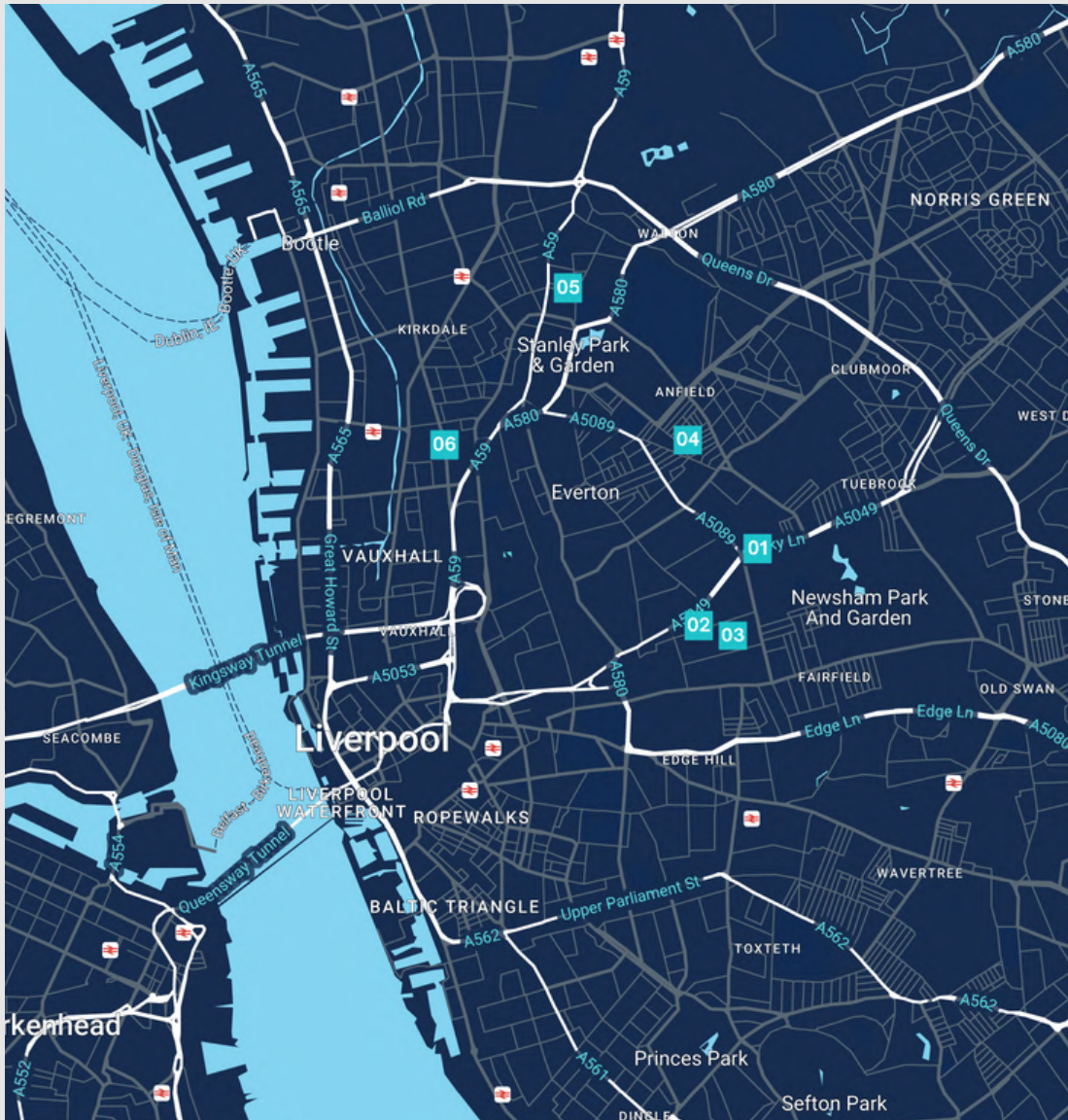
Opportunity to acquire a portfolio comprising 16 residential properties, together with a ground floor convenience store. Located across Merseyside and North Wales, the residential properties are mainly occupied and income producing via 6-month AST agreements, whilst the commercial unit is let on a 25 year lease from 14th August 2014.

Scope exists to increase rents/value of the portfolio through refurbishment, re-gears, letting vacant space, or break-up. Offers are invited for the unbroken portfolio.

INVESTMENT SUMMARY

- ▶ Freehold
- ▶ Comprising:
 - 10 x terraced houses
 - 1 x semi-detached house
 - 5 x block of apartments
 - 1 x shop/convenience store
- ▶ Located in Liverpool, Kirkby and Llandudno
- ▶ Clustering of properties enables efficient management
- ▶ Considerable reversionary potential through active asset management
- ▶ Income producing with a current rent of £179,600 per annum
- ▶ ERV circa £277,100 per annum
- ▶ Offers in excess of £2.1m, subject to contract and exclusive of VAT. An acquisition at this level reflects a Net Initial Yield of 8.05% after deducting purchase costs of 6.3% and a Reversionary Yield of 12.41% after letting the vacant space and regears.





01

**1 DENMAN DRIVE,
LIVERPOOL, L6 7UE**

02

**2 CAMBRIA STREET,
LIVERPOOL, L6 6AR**

03

**3 SUTCLIFFE STREET,
LIVERPOOL, L6 6AS**

04

**383-385 WALTON BRECK
ROAD, LIVERPOOL, L4 2RN**

05

**67 WINSLOW STREET,
LIVERPOOL, L4 4DH**

06

**99 STANLEY ROAD,
LIVERPOOL, L5 2PY**

LIVERPOOL MAP

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01

1 DENMAN DRIVE,
LIVERPOOL, L6 7UE

BLOCK OF 9 (1 BED) APARTMENTS

- Floor Area: 3,907 sq. ft GIA
- EPC Rating: E - D
- Liverpool City Centre: 2 miles
- Rental Income: £39,600 pa
- ERV: £64,800 pa



02

2 CAMBRIA STREET,
LIVERPOOL, L6 6AR

2 BED END-TERRACED

- Floor Area: 538 sq. ft GIA
- EPC Rating: D
- Liverpool City Centre: 1 mile
- Rental Income: £5,400 pa
- ERV: £5,700 pa



03

3 SUTCLIFFE STREET,
LIVERPOOL, L6 6AS

3 BED MID-TERRACED

- Floor Area: 743 sq. ft GIA
- EPC Rating: D
- Liverpool City Centre: 1 mile
- Rental Income: £5,880 pa
- ERV: £6,480 pa



04

383-385 WALTON BRECK
ROAD, LIVERPOOL, L4 2RN

BLOCK OF 5 (1 BED) APARTMENTS

- Floor Area: 2,745 sq. ft GIA
- EPC Rating: E - C
- Liverpool City Centre: 2 miles
- Rental Income: £16,920 pa
- ERV: £33,000 pa



05

**67 WINSLOW STREET,
LIVERPOOL, L4 4DH**

2 BED MID-TERRACED

- › Floor Area: 893 sq. ft GIA
- › EPC Rating: D
- › Liverpool City Centre: 2 miles
- › Rental Income: £4,800 pa
- › ERV: £5,100 pa



06

**99 STANLEY ROAD,
LIVERPOOL, L5 2PY**

**BLOCK OF 4 (1 BED)
APARTMENTS WITH GROUND
FLOOR CONVENIENCE STORE**

- › Floor Area: 2,638 sq. ft GIA
- › EPC Rating: E - C
- › Liverpool City Centre: 1 mile
- › Rental Income: £20,820 pa
- › ERV: £28,140 pa.



07 33 LOWESWATER WAY,
KIRKBY, LIVERPOOL, L33 3DL

08 9 MARNWOOD ROAD,
KIRKBY, LIVERPOOL, L32 5TL

09 14 HARTWOOD ROAD,
LIVERPOOL, L32 7QH

10 25 MADRYN AVENUE,
KIRKBY, LIVERPOOL, L33 5XY

11 32 RUSLAND ROAD,
KIRKBY, LIVERPOOL, L32 6BQ

12 50 WILLIAM ROBERTS AVENUE,
KIRKBY, LIVERPOOL, L32 0UW

13 101 BEWLEY DRIVE,
KIRKBY, LIVERPOOL, L32 9PB

14 41 HOBART DRIVE,
KIRKBY, LIVERPOOL, L33 4EG

KIRKBY MAP

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07

**33 LOWESWATER WAY,
KIRKBY, LIVERPOOL, L33 3DL**

3 BED MID-TERRACED

- Floor Area: 915 sq. ft GIA
- EPC Rating: C
- Kirkby Train Station: 1 mile
- Rental Income: £7,800 pa
- ERV: £8,400 pa



08

**9 MARNWOOD ROAD,
KIRKBY, LIVERPOOL, L32 5TL**

3 BED MID-TERRACED

- Floor Area: 818 sq. ft GIA
- EPC Rating: C
- Kirkby Train Station: 1 mile
- Rental Income: £6,600 pa.
- ERV: £7,200



09

**14 HARTWOOD ROAD,
LIVERPOOL, L32 7QH**

3 BED MID-TERRACED

- Floor Area: 936 sq. ft GIA
- EPC Rating: C
- Kirkby Train Station: 3 miles
- Rental Income: £6,900 pa
- ERV: £7,500 pa



10

**25 MADRYN AVENUE,
KIRKBY, LIVERPOOL, L33 5XY**

3 BED MID-TERRACED

- Floor Area: 840 sq. ft GIA
- EPC Rating: B
- Kirkby Train Station: 2 miles
- Rental Income: £7,800 pa
- ERV: £8,400 pa

ASSET REVIEW

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REAL ESTATE



11

32 RUSLAND ROAD,
KIRKBY, LIVERPOOL, L32 6BQ

3 BED MID-TERRACED

- ▶ Floor Area: 829 sq. ft GIA
- ▶ EPC Rating: C
- ▶ Kirkby Train Station: 2 miles
- ▶ Rental Income: £7,140 pa
- ▶ ERV: £7,440 pa



12

50 WILLIAM ROBERTS AVENUE,
KIRKBY, LIVERPOOL, L32 0UW

2 BED MID-TERRACED

- ▶ Floor Area: 829 sq. ft GIA
- ▶ EPC Rating: B
- ▶ Kirkby Train Station: 1 mile
- ▶ Rental Income: £7,200 pa
- ▶ ERV: £7,500 pa



13

101 BEWLEY DRIVE,
KIRKBY, LIVERPOOL, L32 9PB

3 BED MID-TERRACED

- ▶ Floor Area: 1,022 sq. ft GIA
- ▶ EPC Rating: C
- ▶ Kirkby Train Station: 2 miles
- ▶ Vacant
- ▶ ERV: £9,000 pa

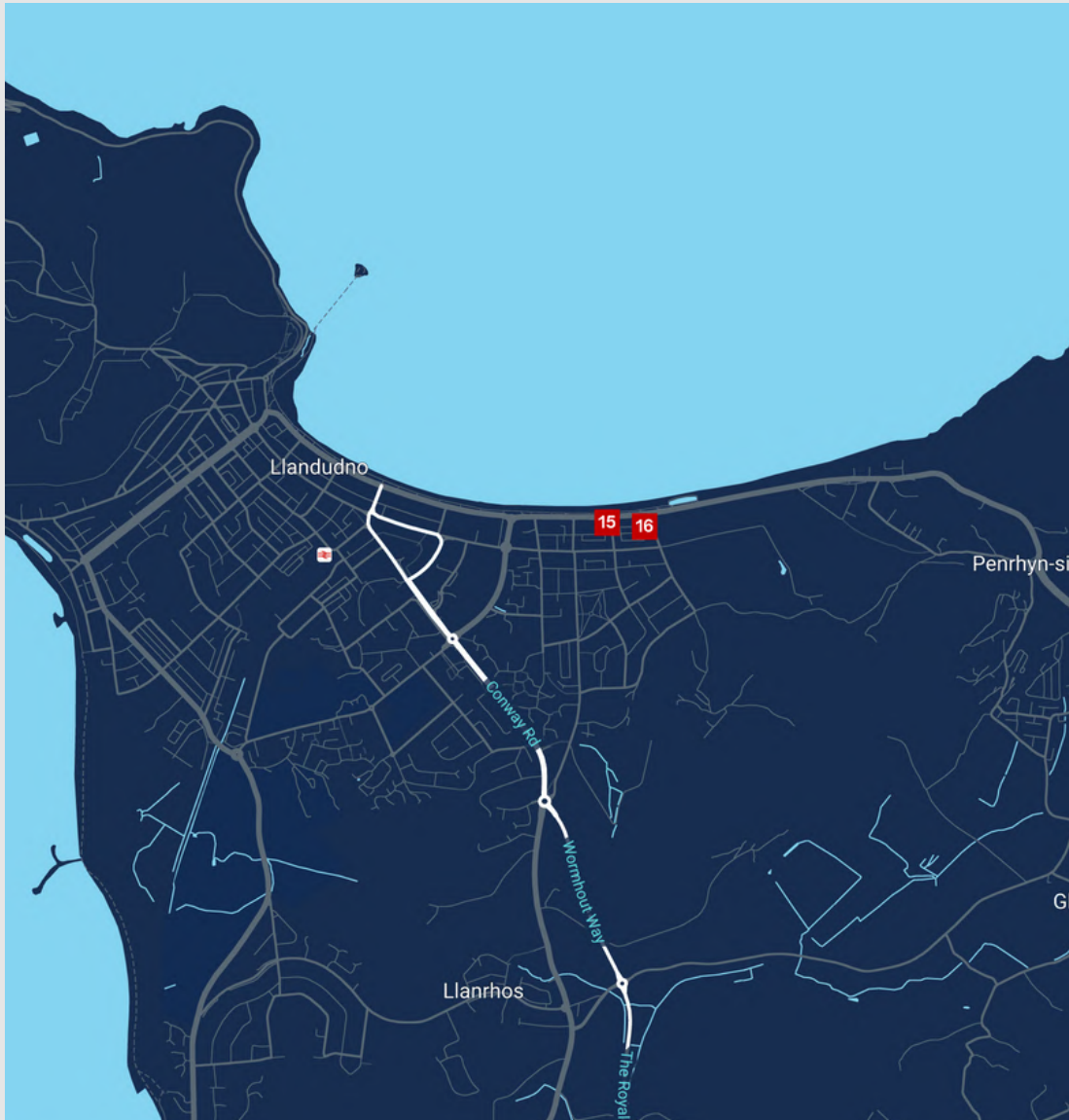


14

41 HOBART DRIVE,
KIRKBY, LIVERPOOL, L33 4EG

4 BED END-MEWS HOUSE

- ▶ Floor Area: 1,152 sq. ft GIA
- ▶ EPC Rating: C
- ▶ Kirkby Train Station: 2 miles
- ▶ Rental Income: £7,800 pa
(pursuing eviction proceedings)
- ▶ ERV: £10,200 pa



15

**9 CARMEN SYLVA ROAD,
LLANDUDNO, LL30 1LZ**

16

**62 MOSTYN AVENUE,
LLANDUDNO, LL30 1DZ**

LLANDUDNO MAP

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15

**9 CARMEN SYLVA ROAD,
LLANDUDNO, LL30 1LZ**

BLOCK OF 6 (1 BED) APARTMENTS

- ▶ Floor Area: 2,468 sq. ft GIA
- ▶ EPC Rating: E - D
- ▶ Bangor: 15 miles
- ▶ Rental Income: £34,944 pa
- ▶ ERV: £36,740 pa



16

**62 MOSTYN AVENUE,
LLANDUDNO, LL30 1DZ**

BLOCK OF 5 (1 BED) APARTMENTS

- ▶ Floor Area: 1,927 sq. ft GIA
- ▶ EPC Rating: Assessments required
- ▶ Bangor: 15 miles
- ▶ Vacant (nearing completion of conversion works)
- ▶ ERV: £33,000 pa

CONTACTS

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OFFERS

Offers in excess of £2.1m, subject to contract and exclusive of VAT.

An acquisition at this level reflects a Net Initial Yield of 8.05% after deducting purchase costs of 6.3% and a Reversionary Yield of 12.41% after letting of vacant space and regears.

TENURE

All properties are held freehold.

VIEWINGS

Viewings arranged by appointment only.

FURTHER INFORMATION

The following information for each property can be found on the data site:

- ▶ Rent Schedule
- ▶ EPC ratings
- ▶ Title Plans
- ▶ Title Register
- ▶ Tenancy Agreements

Further details can be provided on request.