

GUIDE PRICE

£290,000

Gross Initial Yield

13.02%

BIDDING DEPOSIT

£6,000

ONLINE AUCTION DATE

16th December 2020

BY ORDER OF

LPA Receivers



Flats 1, 3, 4, 6, 10, 11 & 12 – 4A Parkfield Road, Aigburth, Liverpool, Merseyside L17 8UH

A portfolio of 7 self-contained long leasehold studio flats situated in a detached block – Investment producing £37,740 per annum

Bid1.

Property Summary

• By order of the LPA Receivers

- A portfolio of 7 self-contained long leasehold studio flats situated in a detached block
- Fully let producing £37,740 per annum
- Gross initial yield of 13.02%

Location

Situated in a predominantly residential area just off Ullet Road approximately 10 minutes from Liverpool City Centre. Public transport includes Edge Hill Railway Station and local bus routes. Shopping amenities are at Aigburth Road. Recreation facilities can be found at Princes Park and Sefton Park.

Lease Details

Each flat is held on individual 125-year leases from 1/7/2013 at a ground rent to be advised.

Note

Please note that any bidder has to provide an address for service in England or Wales where that bidder is not resident in England or Wales (this could be the address of the property they are purchasing). If a limited company were to be a bidder then we cannot sell to them without landlords consent. For further information please refer to the legal documentation.

Viewings

Please visit our website for further information.



Unit	Accommodation	Tenancy	Rent
1	Studio room, kitchen, bathroom/wc	Held on a 12 month AST from 11/10/2019 (holding over)	£5,100
3	Studio room, kitchen, bathroom/wc	Held on a 6 month AST from 18/10/2017 (holding over)	£5,100
4	Studio room, kitchen, bathroom/wc	Held on a 12 month AST from 5/6/2020	£5,940
6	Studio room, kitchen, bathroom/wc	Held on a 6 month AST from 1/12/2020	£5,700
10	Studio room, kitchen, bathroom/wc	Held on a 12 month AST from 6/3/2019 (holding over)	£5,100
11	Studio room, kitchen, bathroom/wc	Held on a 12 month AST from 24/04/2020	£5,400
12	Studio room, kitchen, bathroom/wc	Held on a 6 month AST from 23/08/2017 (holding over)	£5,400

Total Rent Reserved

£37,740 per annum

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Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



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