

27, Stanley Street, Southport, PR9 0BS

£200,000

David Davies Collection



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- EPC: Links Available
- Freehold
- Three Self Contained Flats
- All In Excellent Condition
- One x Two Bedroom Flat
- Council Tax Band: A - Sefton
- Investors Only - Excellent 8.67% Yield Return
- Sold With Tenants In Situ
- Scope To Increase Yield
- Two x One Bedrooms Flats

INVESTORS ONLY - THREE SELF CONTAINED FLATS TO BE SOLD WITH TENANTS IN SITU

An excellent opportunity to acquire a substantial Victorian end-terraced townhouse arranged as three self-contained flats, all with tenants in situ and maintained to an exceptional standard throughout. This attractive brick-built property represents a ready-made residential investment in a prime Southport location.

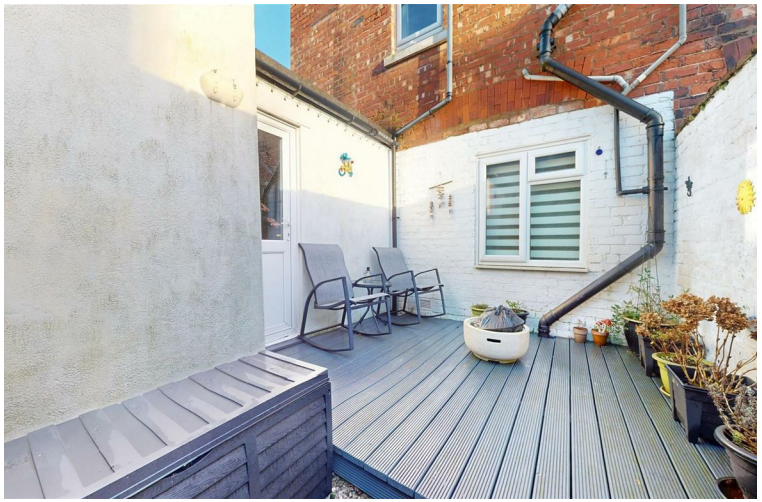
The property is ideally positioned close to Southport town centre, situated between the renowned Lord Street shopping boulevard and the Promenade, offering immediate access to an array of transport links and local amenities.

Internally, the accommodation is arranged over three floors. The ground floor flat benefits from its own private entrance and comprises a spacious open-plan living and dining room, a double bedroom, kitchen, additional reception room, family bathroom, and a charming low-maintenance rear yard. This unit is particularly generous in size and has been kept in excellent condition by the current tenant.

The first and second floor flats are accessed via a shared entrance and stairwell. The first floor apartment is a well-presented one-bedroom flat, offering an entrance hallway, kitchen, living room, double bedroom and bathroom — again, maintained to a high standard.

The second floor apartment is a two-bedroom flat, also in very good condition, comprising a living room, kitchen and bathroom. Photographs for this unit will follow shortly.

The property benefits from majority UPVC double glazing and has historically achieved rental figures of £600 pcm, £445 pcm and £540 pcm respectively. At an asking price of £200,000, this represents an attractive gross yield OF 8.67%, with clear potential for future rental growth, as the current rents sit below prevailing market levels and we believe these rentals could be increased to £700, £600 & £600 Per calendar month significantly increasing your yield












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GREAT SIGHTS








SMALL
FACES
TEA POTS

Floorplan To Follow



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