

Leyland Road, Southport, PR9

5 4 6

£580,000

- Impressive Period Property
- Four Self-Contained Flats
- Beautifully Upgraded Throughout
- Potential Rental Yield of Up to 7%
- Ready-to-Go Investment Potential
- Ideal Cash Buyer Owner-Occupier Opportunity
- Freehold
- EPC rating D

northwood
Local knowledge, national reach







Presenting an exceptional Investment Opportunity with Four Apartments, One Title and Outstanding Potential

An impressive period property offering a rare combination of character, quality and investment potential. Comprising four self-contained flats held on a single title, this substantial property presents a versatile opportunity for both owner-occupiers and investors, with the added benefit of valuable additional space and scope for further development.

The property has been lovingly owned and occupied by our vendors, and this is reflected in the quality of the finish throughout. Beautifully upgraded using high-quality fixtures and fittings, the accommodation has been maintained to an excellent standard, with a level of care and attention that sets it apart from a typical investment property. Its attractive period façade further enhances the overall appeal, combining traditional character with thoughtfully presented interiors.

Arranged over three floors, the property comprises four self-contained apartments, offering flexibility for a variety of living and investment strategies. The existing layout provides the opportunity to generate multiple rental incomes from one freehold asset, with the property currently capable of achieving a potential gross rental yield of up to 7%.

For a cash buyer looking to combine homeownership with income generation, the property offers the opportunity to live in the attractive, generously proportioned three-bedroom flat while renting out the remaining apartments. This creates the potential to enjoy a substantial home while benefiting from additional income streams, making it an appealing alternative to purchasing a conventional family property.

For investors, the property represents an opportunity to acquire an established multi-unit asset, with four flats already in place and the potential to generate an attractive rental return. The existing quality of the accommodation also makes it an appealing proposition for those seeking a property that does not require a major programme of refurbishment before being put to use as a rental investment.

Further enhancing the property's appeal is a substantial garage and workshop, complete with power, lighting and plumbing. This versatile space offers considerable scope for a range of uses and could present an exciting opportunity for buyers looking to maximise the property's overall utility and value, subject to any necessary permissions and consents.

There is also a useful basement which may offer the potential to create additional self-contained accommodation, providing a further avenue for future enhancement and income generation. Any proposed conversion or change of use would be subject to planning permission, building regulations and all other relevant approvals, but the opportunity adds another dimension to an already compelling proposition.

Combining an attractive period property, four apartments on one title, a high standard of finish and significant potential for further enhancement, this is a rare and versatile opportunity. Whether the objective is to secure a home with an income, acquire a multi-unit rental investment or explore the scope to create additional value, this property offers a compelling blend of immediate potential and long-term opportunity.





















Additional Information

Each flat has the potential to generate the below income -

- Studio apartment - £600pcm
- 1 bed flat - £750pcm
- 2/3 bed ground floor flat - £1,200pcm

This brings a potential monthly income of £3,300 (£39,600pa)

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

























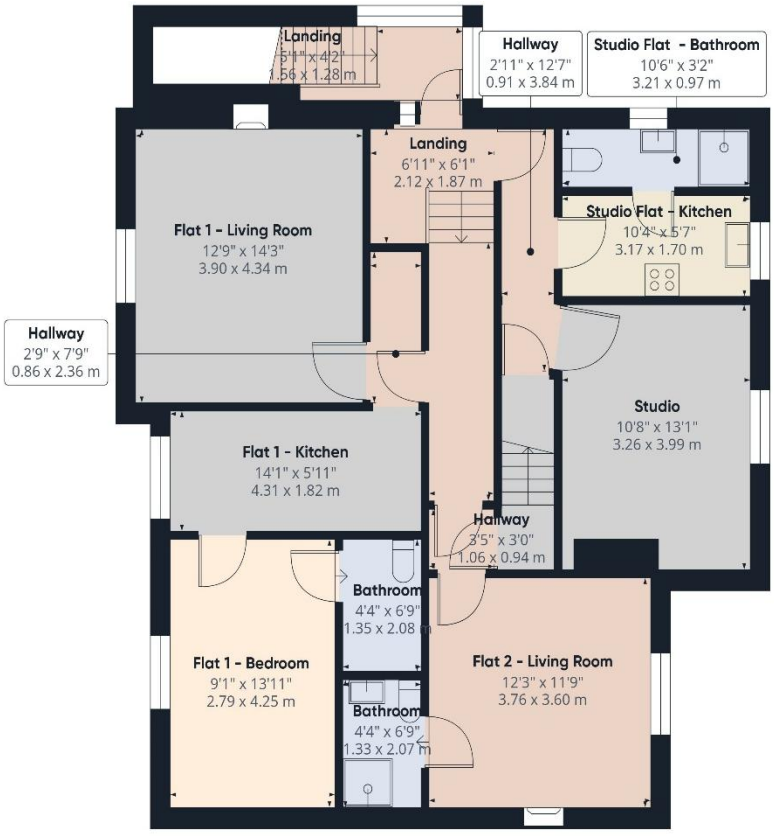


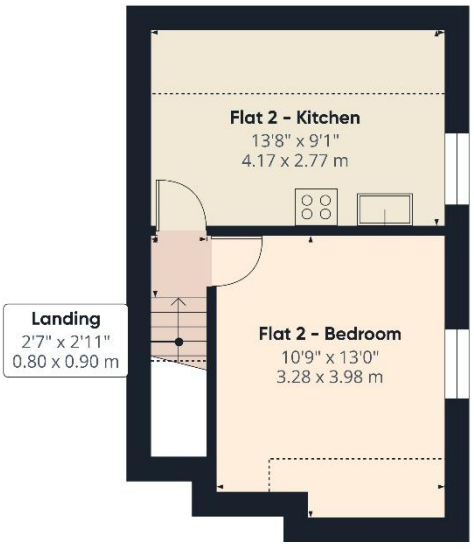


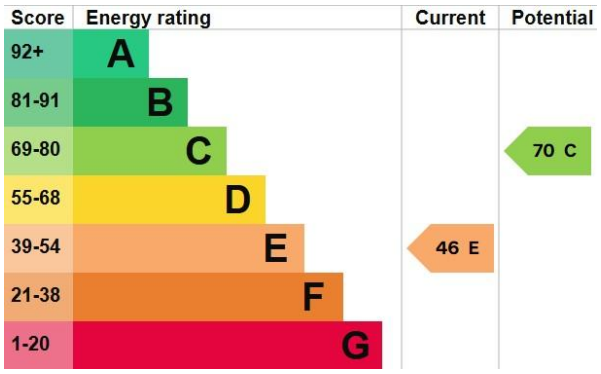


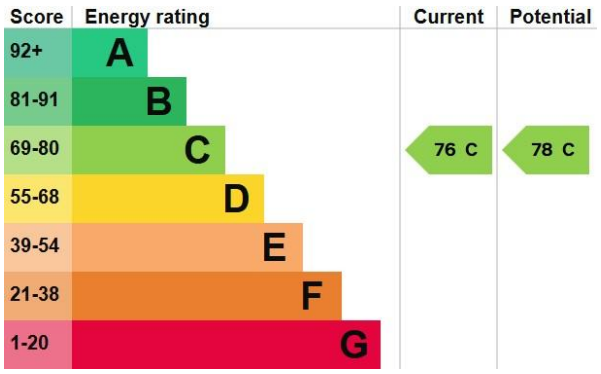


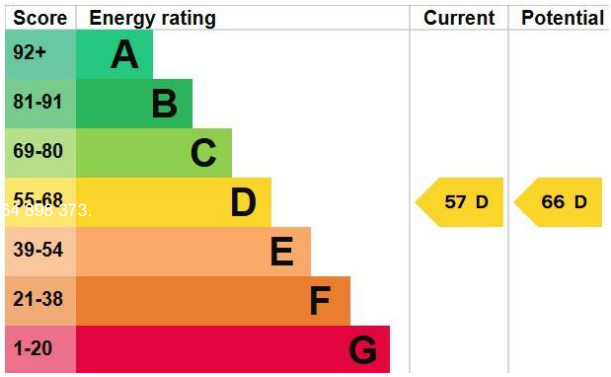

Bedroom
15'4" x 14'1"
4.70 x 4.32 m
WC
6'6" x 7'11"
1.98 x 2.44 m
Bathroom
4'3" x 9'1"
1.30 x 2.78 m
Kitchen
8'11" x 9'1"
2.72 x 2.78 m
Kitchen / Living Area
14'6" x 11'7"
4.43 x 3.55 m
Entry
2'11" x 5'11"
0.91 x 1.82 m
Hallway
16'3" x 5'10"
4.98 x 1.78 m
Dining Room
13'9" x 13'2"
4.20 x 4.02 m
Living Room
18'9" x 13'11"
5.71 x 4.24 m
Bedroom
12'3" x 11'7"
3.74 x 3.54 m

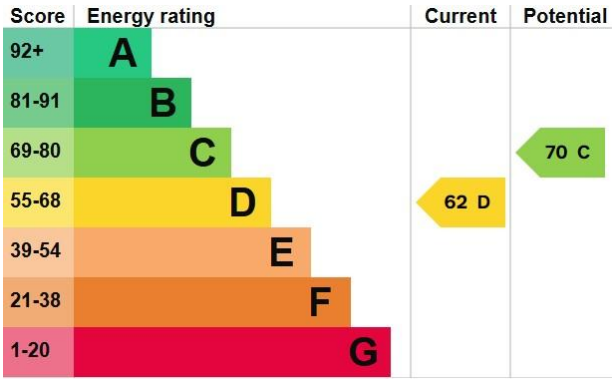

Landing
5'1" x 4'2"
1.56 x 1.28 m
Hallway
2'11" x 12'7"
0.91 x 3.84 m
Studio Flat - Bathroom
10'6" x 3'2"
3.21 x 0.97 m
Landing
6'11" x 6'1"
2.12 x 1.87 m
Flat 1 - Living Room
12'9" x 14'3"
3.90 x 4.34 m
Studio Flat - Kitchen
10'4" x 5'7"
3.17 x 1.70 m
Hallway
2'9" x 7'9"
0.86 x 2.36 m
Studio
10'8" x 13'1"
3.26 x 3.99 m
Flat 1 - Kitchen
14'1" x 5'11"
4.31 x 1.82 m
Hallway
3'5" x 3'0"
1.06 x 0.94 m
Bathroom
4'4" x 6'9"
1.35 x 2.08 m
Flat 1 - Bedroom
9'1" x 13'11"
2.79 x 4.25 m
Flat 2 - Living Room
12'3" x 11'9"
3.76 x 3.60 m
Bathroom
4'4" x 6'9"
1.33 x 2.07 m


Flat 2 - Kitchen
13'8" x 9'1"
4.17 x 2.77 m
Landing
2'7" x 2'11"
0.80 x 0.90 m
Flat 2 - Bedroom
10'9" x 13'0"
3.28 x 3.98 m











Northwood Southport and Ormskirk

01704 545 657
southport@northwooduk.com