

FOR SALE

RESIDENTIAL INVESTMENT OPPORTUNITY
FOUR GENEROUSLY SIZED FLATS

OIEO £300,000



M

4 FLATS FOR SALE

///stale.twig.glare

Bleasdale Shopping Centre
Aintree, Liverpool, L10 3JG

M **M^{Core}**
LCP UK

01384
400123

lcpgroup.co.uk



M BLEASDALE SHOPPING CENTRE

EXECUTIVE SUMMARY

The property comprises four well-proportioned residential units positioned above an established retail parade, with access provided to the rear. The accommodation includes two 2-bedroom flats and two 3-bedroom flats, each arranged over two floors.

All units benefit from fitted kitchens, bathrooms and notably spacious living areas, with bedrooms located on the upper floor to provide clear separation between living and sleeping space. While finished to a basic specification, the flats offer generous layouts and well-balanced accommodation, presenting a strong opportunity for investment or rental income.

The flats are all currently occupied and produce a gross rental income of £33,600 per annum, which reflects a Gross yield of 11.2%, and a Net Initial Yield of 8.46%. Section 13 notices have been served and annual rents are to increase to £8,400 per annum, per flat, from July 2026. Please see current Tenancy Schedule below.

TENANCY SCHEDULE

Address	Tenant	Size (sq.ft)	Lease Term	Rental (PA)	Status
1A Altway	Individual(s)	833	Assured Shorthold Tenancy, 2 years from 07.12.2022	£8,100	Holding Over
3A Altway	Individual(s)	969	Assured Shorthold Tenancy, 35 months from 16.12.2015	£7,800	Holding Over
5A Altway	Individual(s)	1033	Assured Shorthold Tenancy, 12 months from 16.06.2025	£8,400	Reversion 2026
134A Ormskirk Road	Individual(s)	990	Assured Shorthold Tenancy, 24 months from 12.08.2018	£7,500	Holding Over
TOTAL		3,825		£31,800	

PRICE

Offers in the region of £300,000 for all four flats. Offers in excess of £75,000 per flat.

TENURE

Long leasehold - 250 year term.



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COUNCIL TAX

The premises have the following Council Tax rating and charges for the 2026/2027 Financial Year.

The Tenants are responsible for payment of any Council Tax charges.

1A Altway - Band A - £1,768.96 per annum

3A Altway - Band A - £1,768.96 per annum

5A Altway - Band A - £1,768.96 per annum

134A Ormskirk Road - Band A - £1,768.96 per annum

EPC

The premises have the following Energy Performance Certificates:

1A Altway - C(70) - valid until 18th March 2031

3A Altway - C(70) - valid until 11th April 2031

5A Altway - C(71) - valid until 11th April 2031

134A Ormskirk Road - C(69) - valid until 11th April 2031

Full copies of the reports are available on request.

SERVICE CHARGE & INSURANCE

1A Altway - £1,684 per annum

3A Altway - £1,848 per annum

5A Altway - £1,971 per annum

134A Ormskirk Road - Band A - £1,889 per annum

To be reviewed annually.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage.



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LOCATION

The subject properties are located above Bleasdale Shopping Centre, occupying a prominent corner position at the junction of Ormskirk Road (A59) and Oundle Drive in Aintree, approximately 6 miles northeast of Liverpool City Centre. Liverpool is a key North West commercial hub, benefitting from strong road connectivity via the M58 and M62 motorways, with direct access to the wider M6 network.

The properties benefit from excellent public transport links, with Old Roan Railway Station located directly opposite, providing regular services to Liverpool Central in approximately 20 minutes, as well as connections to Ormskirk. The surrounding area is an established retail and leisure destination, anchored by a strong mix of national and independent occupiers including Tesco Express, Domino's, Sports Direct and Everlast Gyms, with Aintree Shopping Park within a short walk, hosting a range of well-known retailers.

LEGAL COSTS

Each party is responsible for their own legal costs involved in the transaction.

VAT

VAT is not applicable to this transaction.



Kristien Neve

07778 140 729

01384 400 123

KNeve@lcpproperties.co.uk

Nathan Broughton

07393 799 957

nathan.broughton@turnerwestwell.co.uk

Adam Westwell

07799 644 166

adam.westwell@turnerwestwell.co.uk

