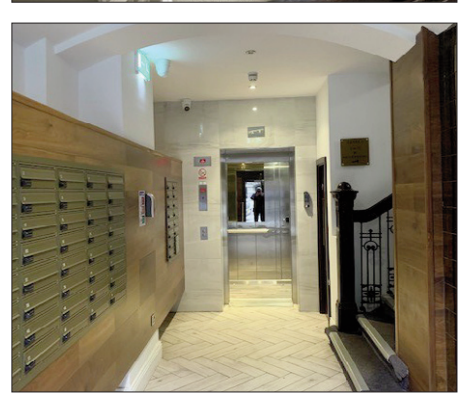


Ground Rent Investment Liverpool City Centre



**55 Long Leasehold Ground Rents
with 5 yearly RPI increases at :-
Produce Exchange Buildings, Liverpool L1 6BD**

Situation:

The Ground Rents are secured on Produce Exchange Buildings which is located in a prime city centre location close to all the amenities as shown on the attached location plan.

Description:

The building comprises 54 x 1 bed, 2 bed and Studio Apartments plus 1 Commercial Unit on the Ground Floor. It was fully refurbished in 2018.

Tenure:

The Ground Rents are held on a 500 year Lease from and including 31 March 2016 expiring 30 March 2516 (492 years unexpired) at a peppercorn.

Underleases:

55 Units held on Leases from 31 March 2016 to 6 March 2515 (494 years unexpired) each uncapped reviewable every 5 years by RPI.

Income:

Current £22,400 p.a

The Ground rents should increase as follows:-

44 Apartments due March 2026

10 Apartments due June 2028

1 Commercial Unit due October 2024

Management:

The Seller manages the building themselves and wishes to carry on doing so for the foreseeable future but the Purchaser would have the right to terminate if the service is unsatisfactory.

Price: £350,000 (three hundred and fifty thousand pounds). Subject to Contract.

Equating to a gross initial yield 6.4%.

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

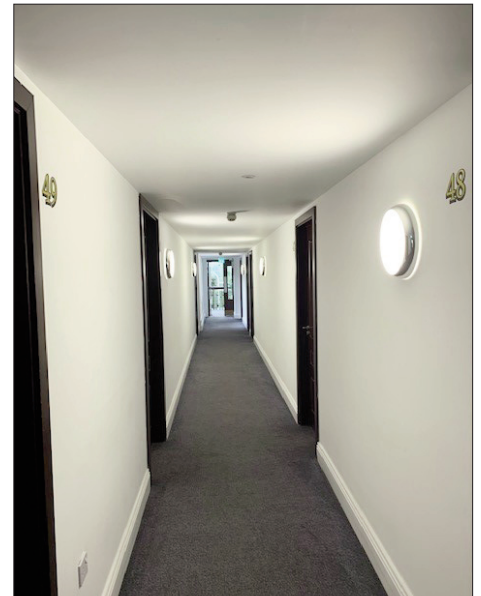
John G. Fifield FRICS

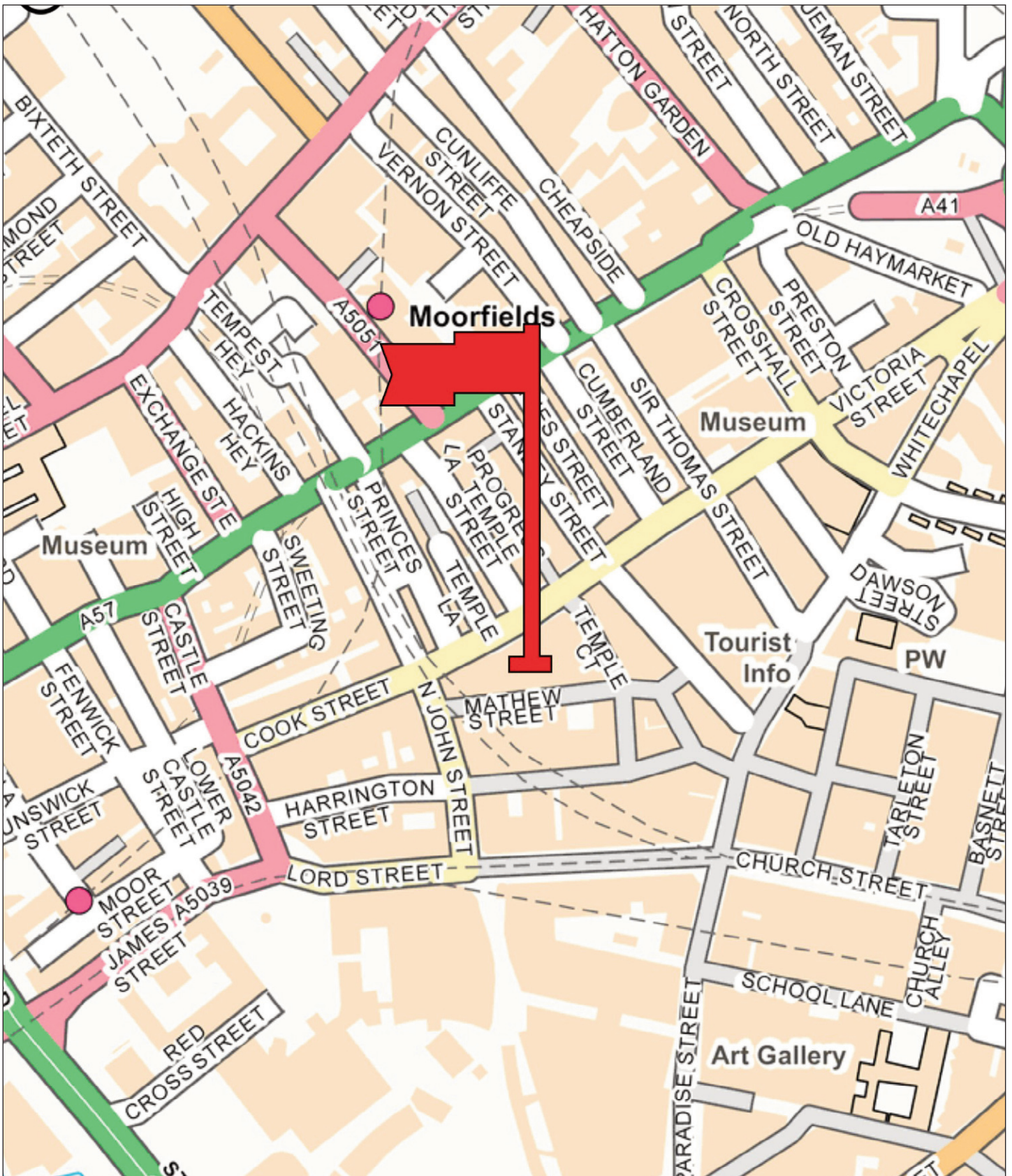
John.fifield@fifieldglyn.com

Mobile: 07970 723 522

SUBJECT TO CONTRACT

JGF/VGM/APRIL2024





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