



## FOR SALE - RESIDENTIAL BLOCK INVESTMENT

### Flats 1a-13a Tree View Court, Maghull, Liverpool L31 3HF

13 residential apartments producing an annual income of £68,940 per annum, with an estimated rental income of £109,200 per annum.

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# Flats 1a-13a Tree View Court, Maghull, Liverpool L31 3HF

13 residential apartments



## Location

The property is located in Maghull, a town to the north of Liverpool. Situated on the corner of Tailor's Lane and Station Road, the property benefits from good transport links, being situated approximately 60 metres from Maghull Rail Station. Local amenities are good, with the canal running through the area providing a relaxing view and walking environment, whilst the shops underneath the residential offer a selection of operators for local residents.

## Description

There are 13 2x2 bedroom apartments situated above retail on the ground floor. Access to the flats is via the rear of the property. Notice has been served on all flats holding over that the rent is being increased to £8,400 per annum.

**Price** Offers in the region of £1,200,000 for the long leasehold interest. ***This represents a low capital value of £107.70 psf, which is less than replacement cost.***

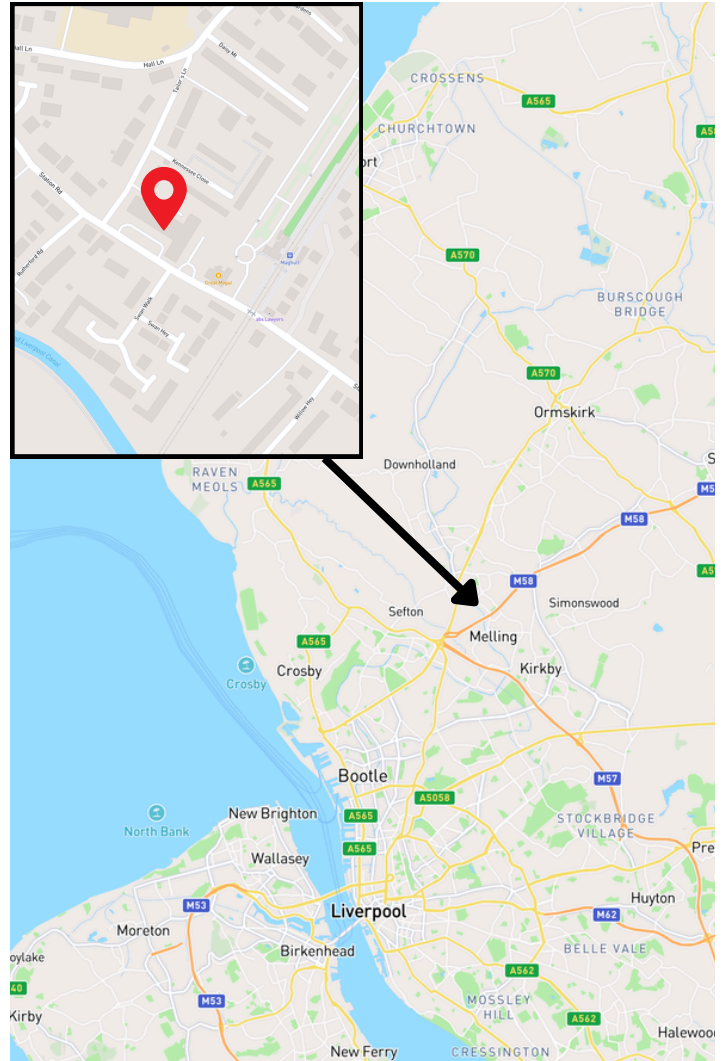
The purchaser may qualify for multi-unit relief on stamp duty. They should rely on their own enquiries in this regard.

**VAT** The premises are not elected for VAT

**EPC Rating** TBC

**Tenure** A new 999 year long leasehold at a peppercorn ground rent.

**Anti money laundering procedures** In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.



Address	Size sq ft	Bedrooms	Status	Lease start	Lease end	Rent	ERV
Flat 1a Tree View Court	700	2	Let	31/01/2024	30/01/2025	£8,700	£8,400
Flat 2a Tree View Court	829	2	Let	13/02/2020	12/08/2020	£6,300	£8,400
Flat 3a Tree View Court	775	2	Let	10/05/2013	09/11/2013	£5,820	£8,400
Flat 4a Tree View Court	797	2	Let	15/02/2020	14/08/2020	£6,300	£8,400
Flat 5a Tree View Court	818	2	Let	29/07/2015	28/01/2016	£5,940	£8,400
Flat 6a Tree View Court	829	2	Let	16/02/2018	15/08/2018	£5,940	£8,400
Flat 7a Tree View Court	1227	2	Let	01/06/2019	30/11/2019	£5,940	£8,400
Flat 8a Tree View Court	721	2	Vacant	N/A	N/A		£8,400
Flat 9a Tree View Court	743	2	Let	03/07/2020	03/01/2021	£6,300	£8,400
Flat 10a Tree View Court	807	2	Let	21/05/2015	20/11/2015	£5,700	£8,400
Flat 11a Tree View Court	818	2	Let	14/08/2015	13/02/2016	£6,600	£8,400
Flat 12a Tree View Court	1023	2	Vacant	N/A	N/A		£8,400
Flat 13a Tree View Court	1055	2	Let	25/04/2015	24/10/2015	£5,400	£8,400
<b>Total</b>						<b>£68,940</b>	<b>£109,200</b>

Contact owners sole agents:

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.