

Liverpool – 1/3 Everton Road L6 1NH
Freehold 9-Bed HMO & 2 Studio Flats Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £650,000
- Rental Income: £72,866 p.a. + 1 Vacant Room
- ERV: £80,406 p.a. GIY: 12.37%
- VAT is NOT applicable to this property
- Comprises two-storey corner building with outdoor space arranged as a 9-bedroom HMO & 2 studio flats
- Additional development potential subject to obtaining the necessary consents. Plannings previously granted in 2016 and 2018 for extension of existing building to the side and into the loft to form additional residential units.
- Situated close to University of Liverpool and Liverpool John Moores University and within short walk from Liverpool Lime Street Train Station.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Studio 1 (Ground Floor)	Studio Flat: kitchen/living room, double bed, shower	Individual (Professional Tenant)	12 Months from 30 June 2025	£9,530	Note 1: AST Note 2: Deposit held of £200
Room 1 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	12 Months from 1 July 2025	£7,540	Note 1: AST Note 2: Deposit held of £200
Room 2 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	12 Months from 7 June 2025	£6,240	Note 1: AST Note 2: Deposit held of £200
Room 3 (Ground Floor)	Double Bed, Desk, Wardrobe, En-suite	Vacant		ERV: £7,540	
Room 5 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	6 Months from 1 October 2025	£7,020	Note 1: AST Note 2: Deposit held of £200
Room 6 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	Holding Over	£7,020	Note 1: AST Note 2: Deposit held of £200
Room 8 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	12 Months from 1 July 2025	£7,436	Note 1: AST Note 2: Deposit held of £200
Room 9 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	Holding Over	£7,020	Note 1: AST Note 2: Deposit held of £200
Room 10 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	6 months from 14 January 2026	£7,020	Note 1: AST Note 2: Deposit held of £200
Room 11 (First Floor)	Double Bed, Desk, Wardrobe, En-suite	Individual (Professional Tenant)	6 Months from 6 August 2025	£5,200	Note 1: AST Note 2: Deposit held of £200
Studio 2 (Mezzanine Floor)	Studio Flat: kitchen/living room, double bed, shower	Individual (Professional Tenant)	12 Months from 1 July 2025	£8,840	Note 1: AST Note 2: Deposit held of £200

Total £72,866

ERV £80,406



Property Description:

Comprises block of 9-bed licensed HMO (all en-suite) with 3 communal kitchen/lounges, and additional 2 self-contained studio flats, providing the following accommodation and dimensions:

Basement: Communal kitchen and lounge, storage

Ground Floor: 3 en-suite rooms, 1 studio, communal kitchen/lounge

First Floor: 6 en-suite rooms, kitchen/lounge, utility room

Mezzanine Floor: 1 studio

Total GIA: 322 sq m (3,465 sq ft)

Development Potential:

Plannings previously granted in 2016 and 2018 for extension of existing building to the side and into the loft to form additional residential units. For more information, please refer to Liverpool Planning Portal: www.liverpool.gov.uk/planning

Planning references: 16F/3076 and 18F/0711



EXISTING GROUND FLOOR PLAN

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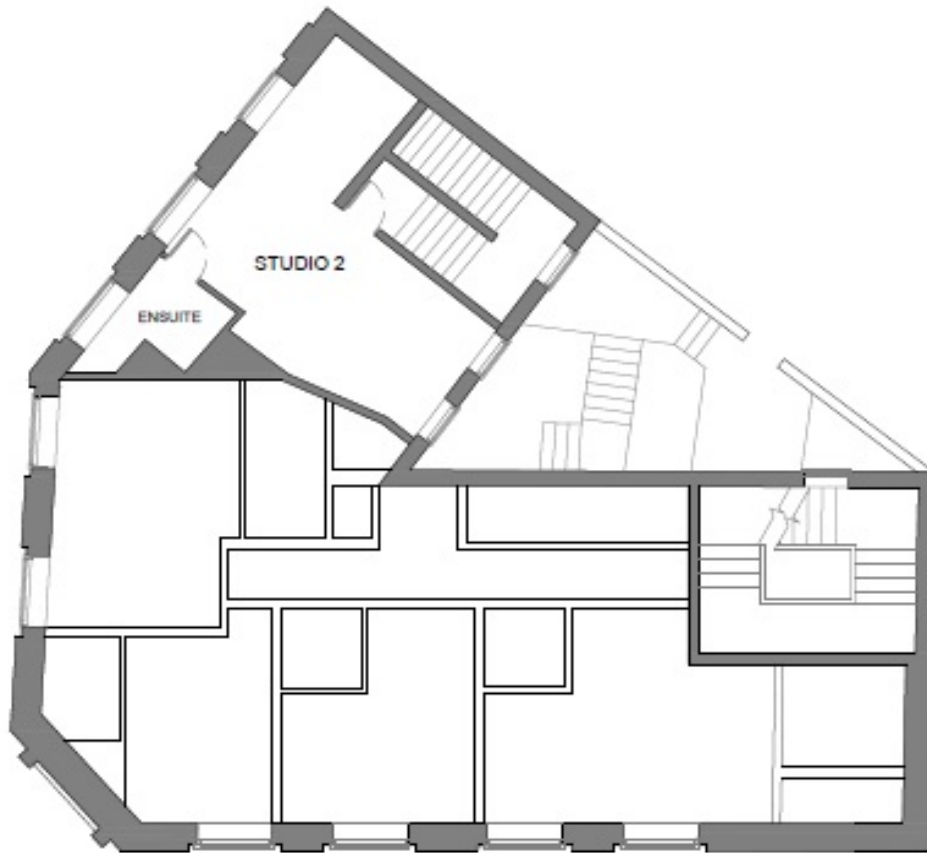
EXISTING BASEMENT FLOOR PLAN



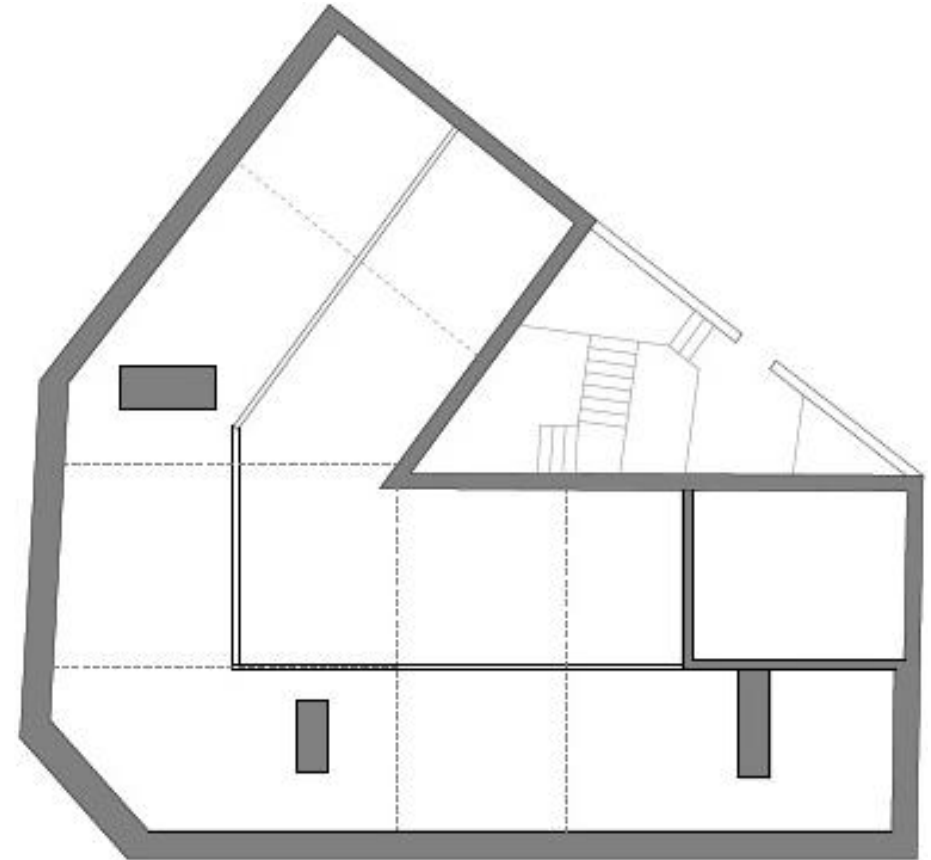
EXISTING FIRST FLOOR PLAN

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EXISTING MEZZANINE FLOOR PLAN



EXISTING ROOF FLOOR PLAN

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Contacts:

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