



## Residential Portfolio in L7

Kensington, Liverpool, Merseyside, L7 8XE

**£450,000** Starting Bid

## Property features

- ✓ Rare Investment Opportunity
- ✓ Fully Let Mixed-Use Property
- ✓ L7 Postcode
- ✓ Approx. £45,000pa Income
- ✓ Room for Rent Uplift

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent investment opportunity offering strong rental returns and future development flexibility, located in a popular rental area within the L7 postcode of Liverpool.

This freehold property consists of two adjoining buildings, split into:

4 (2-bedroom flats), all currently tenanted

Two commercial units (previously a convenience store and a post Office, now split and let to a single tenant operating a barbershop and recording studio)

Each flat includes 2 bedrooms, a separate kitchen/diner, and bathroom.

All four flats are fully let to long-term tenants.

Let at £700pcm / £16,800pa

Occupied by a single tenant operating two businesses (barbershop & recording studio)

Current tenant to be made aware of potential rental reassessment or sale

Total Annual Income: Approx. £45,000pa

Current rental values are below market rate and present an opportunity for uplift.

Freehold included

Please note we have not inspected this property.

Price: Starting Bid £450,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: None

## Location

Located in a popular rental area within the L7 postcode of Liverpool.

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## Accommodation

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Two commercial units (previously a convenience store and a post Office, now split and let to a single tenant operating a barbershop and recording studio)

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## Tenure

162 - Freehold, title number MS303213

164 - Freehold, title number MS75729

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## EPC

162 - Rating C

164 - Rating D

Full reports available upon request.

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## Rateable Value

162 - Current rateable value (1 April 2026 to present) £4,450

164 - Current rateable value (1 April 2026 to present) £3,050

Sourced from VOA.

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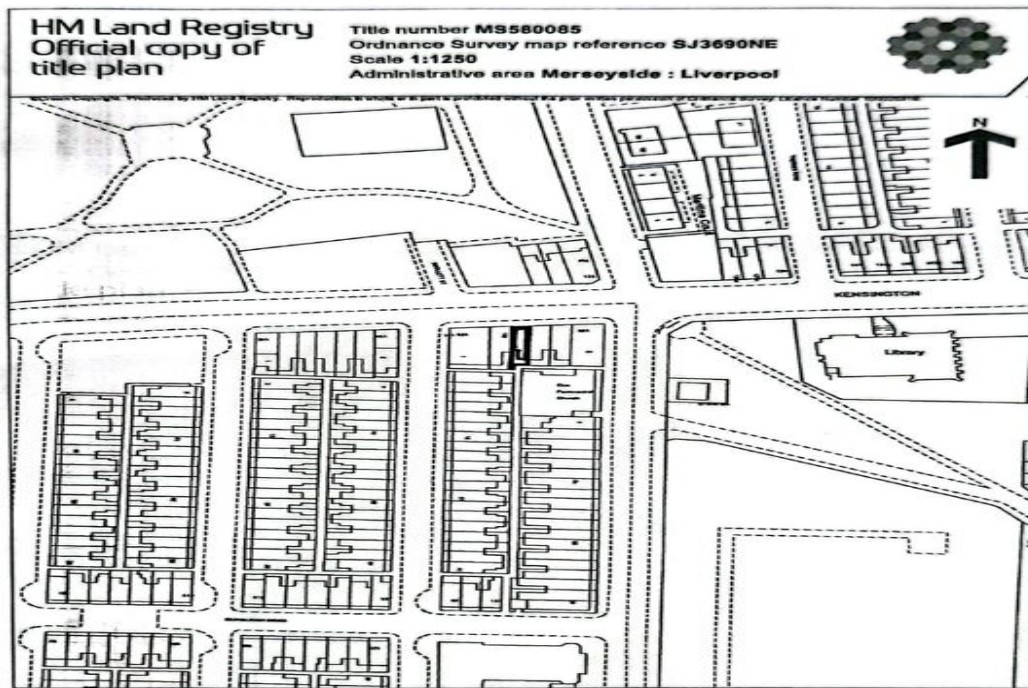
## Council tax

162A, 164A and 164B - Band A

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



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Kensington, Liverpool, Merseyside, L7 8XE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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