

For Sale
All Enquiries



Residential Investment Opportunity

3,211 SQ FT (298.3 SQ M)

📍 1A, 3A, 5A ALTWAY & 134A ORMSKIRK ROAD, AINTREE, LIVERPOOL, L10 3JG

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Residential Investment Opportunity
- 2 x 2 bedroom apartments & 2 x 3 bedroom apartments
- Currently generating an income of £33,600 per annum
- Gross Initial Yield 11.2%
- Net Initial Yield 8.46%
- Possibility to increase rents subject to refurbishment works
- To be sold on new 250 year long leases at a peppercorn rent
- Offers in the Region of £300,000 exclusive
- May sell individually - Offers in Excess of £75,000 per flat



LOCATION

The subject properties are located above Bleasdale Shopping Centre, which occupies 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 one of the North West's principal commercial centres and is situated around 35 miles west of Manchester, benefiting from excellent road connections via the M58 and M62 motorways, both of which link directly to the wider M6 motorway network.

The properties are well served by public transport, with Old Roan Railway Station positioned directly opposite, providing regular Merseyrail services to Liverpool Central in approximately 20 minutes, as well as connections towards Ormskirk.

The surrounding area is an established retail and leisure destination, with a strong mix of national and independent occupiers nearby including Tesco Express, Domino's Pizza, Sports Direct and Everlast Gyms. Aintree Shopping Park is located within a short walking distance and includes a number of well-known retailers such as B&Q, Marks & Spencer, Boots, Greggs, Halfords, DFS, Pets at Home and Next.

DESCRIPTION

The property comprises 4 x generously sized apartments situated above a retail shopping parade, with access provided to the rear of the parade. The accommodation consists of two 2-bedroom apartments and two 3-bedroom apartments, all arranged over two floors. Each apartment offers a fitted kitchen, bathroom and notably large living room, with the bedrooms positioned on the second floor to provide a practical separation between living and sleeping areas. Although finished to a basic standard throughout, the apartments benefit from spacious layouts and well-proportioned rooms, presenting an excellent investment or rental opportunity.

The apartments are all currently occupied and produce a gross rental income of £33,600 per annum which reflects a 11.2% Gross Initial Yield 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.

The apartments are to be sold long leasehold on 250 year long leases.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
1A Altway	82.03	883
3A Altway	90.02	969
5A Altway	95.97	1,033
134A Ormskirk Road	91.97	990
Total	298.3	3,211

SERVICES

The mains services connected to the property include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

SALE PRICE

Offers in the Region £300,000 – or Offers in Excess of £75,000 per flat.

SERVICE CHARGE & INSURANCE

1A Altway - £1,684 per annum
3A Altway - £1,848 per annum
5A Altway - £1,971 per annum
134A Ormskirk Road - £1,889 per annum

To be reviewed annually.

VAT

VAT is not applicable.

LEGAL COSTS

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

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 - valid until 11th April 2031
5A Altway - C(71) - valid until - valid until 11th April 2031
134A Ormskirk Road - C(69) - valid until 11th April 2031

Full copies of the reports are available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the agents TURNER WESTWELL COMMERCIAL AGENTS.



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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



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TENANCY SCHEDULE

Address	Tenant	Size (SQ FT)	Lease	Rental (PA)	Status
1A Altway	Individual(s)	833	Assured Shorthold Tenancy for a term of 2 years from 07.12.2022	£8,100	Holding Over
3A Altway	Individual(s)	969	Assured Shorthold Tenancy for a term of 35 months from 16.12.2015	£7,800	Holding Over
5A Altway	Individual(s)	1033	Assured Shorthold Tenancy for a term of 12 months from 16.06.2025	£8,400	Reversion 2026
134A Ormskirk Road	Individual(s)	990	Assured Shorthold Tenancy for a term of 24 months from 12.08.2018	£7,500	Holding Over