



**£1,000,000**

1 Merseyton Road  
Ellesmere Port | CH65 2JE

PROPERTY  
CENTRE

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SALES ■ LETTINGS ■ COMMERCIAL ■ LAND

## DESCRIPTION

### COMMERCIAL INVESTMENT

A fantastic opportunity to purchase this Freehold commercial investment property which was formerly known as 'The Grosvenor' pub/hotel and now forms 13 residential apartments on AST's producing an income of £75,180 per annum (£6,110 pcm)

We understand from the landlord, that the rents will be increased to £82,000 pa from July 2024.

Location:



Grosvenor Apartments, Merseyton Road, Ellesmere Port CH65 2JE. - Master Tenancy Schedule

Apartment	Floor	Beds	EPC Rating	Tenancy start	Rent (pcm)	Rent (pa)
1	second	1	C	04-Feb-20	£450	£5,400
2	second	1	C	26-Jun-17	£475	£5,700
3	second	1	C	03-Jan-23	£450	£5,400
4	second	1	C	19-Jul-23	£450	£5,400
7	first	1	B	01-Nov-22	£450	£5,400
10	first	2	B	24-Oct-22	£495	£7,800
11	first	2	B	15-Dec-22	£500	£6,000
12	first	2	B	01-Nov-22	£495	£5,940
13	ground	2	C	26-May-20	£475	£5,700
14	ground	2	C	26-Jun-17	£495	£5,940
15	ground	1	C	26-Jun-17	£450	£5,400
16	ground	1	C	26-Jun-17	£475	£5,700
17	ground	1	C	10-Feb-20	£450	£5,400
					<b>£6,110</b>	<b>£75,180</b>



## SUMMARY

\*Of special interest\* Planning Permission has previously been approved for 4 Flats with car parking to the side. Borough of Ellesmere Port & Neston (Appn.No.P/08/488)

Comprising a mixture of 1 & 2 bedroom apartments, set over three floors, with gas central heating, modern fitted kitchens and bathrooms and ample parking spaces.

Occupying a great location, which is not overlooked, and sits on the corner of Merseyton Road and Upper Mersey Street, located close to the banks of the River Mersey and Manchester Ship Canal. The M53 is close by providing easy access to Liverpool and Chester and further afield.

Great for someone wishing to expand their investment portfolio - don't miss out!





