

60 Old Hall Street  
Liverpool  
L3 9BP



# 60 Old Hall Street

## £180,000

### Full Description

An exceptional opportunity to secure a high specification investment property in one of Liverpool's strongest performing rental locations.

This new development offers a selection of premium one and two bedroom apartments, thoughtfully designed and finished to a high standard to appeal to quality tenants seeking modern, city living. Positioned on the edge of Liverpool city centre, the scheme benefits from excellent connectivity and is within a short ten minute walk of the city's retail, commercial and leisure core.

This is an off plan opportunity available strictly for investment purposes, requiring a 25 percent deposit.

### Investment Highlights

- Short term lettings permitted
- Priced approximately 20 percent below current market value
- Potential yields of up to 10 percent using a short term letting strategy
- 250 year leasehold
- Ground rent estimated at 0.1 percent
- Estimated service charge circa £2 per sq ft
- Anticipated Council Tax Band B

### Location & Growth Potential

Liverpool continues to demonstrate strong fundamentals for property investors. The North West has been forecast to experience significant house price growth, while Liverpool itself has delivered robust recent capital appreciation.

The development is located within walking distance of the £5.5 billion Liverpool Waters regeneration zone, one of the UK's largest and most transformative waterfront projects. The L3 postcode consistently attracts strong tenant demand and competitive rental yields.

With a long leasehold tenure and low projected holding costs, this development presents an attractive addition to any landlord's portfolio, whether focused on capital growth, rental income, or a blended strategy.

For further information, availability, and projected rental figures, contact our investment team today

### Local Authority

### Council Tax Band C

### EPC Rating



### Contact

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