

LOT  
21

6 County Road, Walton, Liverpool L4 3QH

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A commercial investment producing £8,250 per annum.**

**Description** A three storey middle terraced property comprising a ground floor retail unit together with accommodation to the upper floors. The property benefits from double glazing and electric roller shutters. The property is currently let and trading as 'Clued Barbers' producing £8,250 per annum for the whole building. The 10 year lease is due to expire however the tenants are currently in negotiations with the vendor to renew the lease.

**Situated** Fronting County Road at its junction with Spellow Lane in a popular location close to local amenities, Everton Football Club, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Salon with Rear room.

**First Floor** One Room, Kitchen, WC.

**Second Floor** Two Rooms.

**Outside** Yard to the rear.