

LOT
77

175/175a County Road, Walton, Liverpool L4 5PB

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- Mixed use investment opportunity
- Ground floor shop with three bed self-contained flat with potential

A three storey mixed use investment opportunity comprising a ground floor retail unit together with a three bedroomed flat above, accessed via a separate front entrance. The flat benefits from central heating and the ground floor benefits from steel roller shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes. If the property was let to 4 tenants at £80pppw the potential rental income is approximately £16,640. When fully let the potential rental income is over £20,000 per annum. The shop has until recently been trading as "Freedom of Zyle" Clothes Shop and would be suitable for a number of uses, subject to any consents.

Situated Fronting County Road on a busy main road position within walking distance to Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor Shop – Main sales area, two Rear rooms

First Floor Flat Lounge, Kitchen, Rear Dining Room,

Second Floor Two Bedrooms, Bathroom/WC. Box Room with access to Loft Room.

Outside Yard to the rear.



SOLD PRIOR

