

LOT

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249–251 County Road, Walton, Liverpool L4 5PE

GUIDE PRICE **£100,000+**\*

VACANT COMMERCIAL

- Three storey double fronted terraced property providing a ground floor retail unit, together with offices/storage rooms above
- Electric steel roller shutters

A three storey double fronted terraced property providing a ground floor retail unit, together with offices/storage rooms above. The property benefits from electric steel roller shutters. The property would be suitable for a number of uses, to include conversion to provide self-contained flats or a HMO investment opportunity, subject to any consents. We have been advised by the vendor that plans are being drawn up to convert the property to provide one large commercial unit together with five × one bed apartments above.

**Situated** Fronting County Road and just off Queens Drive, in a popular and well established area, close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor** Main sales area, three Rear Rooms, Kitchen, WC

**249 County Road**

**First Floor** Four Rooms

**Second Floor** Two Rooms

**251 County Road**

**First Floor** Three Rooms, WC.

**Second Floor** Two Rooms

**Outside** Yard to the rear

