

LOT
69

271 County Road, Walton, Liverpool L4 5PQ

GUIDE PRICE **£50,000+***

COMMERCIAL INVESTMENT

- Mixed use investment producing a rental income of £16,678 per annum
- Double glazing
- central heating
- Roller shutters

A three storey middle terraced mixed use property arranged as a ground floor retail unit which is let on a 1 year lease from 23rd June 2020 together with two flats above (one × two bedroomed and one × one bedroomed) accessed via a separate entrance. The property benefits from double glazing, central heating and roller shutters and is fully let producing a total rental income of £16,678 per annum.

Situated Fronting County Road in a prominent position close to all local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre and approximately 1.5 miles from Bootle and Sefton.

Ground Floor Retail Unit Main Sales Area, Two Further Rooms, Kitchen, Separate WC Entrance and stairs to flats

First Floor Flat 1 Hall, Kitchen, Two Bedrooms, Shower Room/WC

Second Floor Flat 2 Hall, Kitchen, Bedroom, Shower Room/WC. Please note Sutton Kersh have not inspected this flat and the accommodation is assumed

