

LOT
29

30 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£125,000+***

MIXED USE

Description

A substantial three storey mixed use corner property comprising a ground floor retail unit together with two floors of accommodation above accessed via a separate side entrance. The shop would be suitable for a number of uses and benefits from A5 use. The first/second floor would be suitable for residential conversion and benefits from lapsed planning to convert to provide four × one bed self-contained flats. Purchasers should rely on their own enquires. Planning Ref No: Once converted the potential rental income would be approximately £30,000 per annum.

Situated

The premises are prominently situated fronting County Road on the corner of Wilmslow Road approximately 3 miles from Liverpool city centre. County Road itself is a well-established neighbourhood shopping district and main arterial route leading to Liverpool city centre and Queens Drive (A5058).

Cellar

Sutton Kersh have not internally inspected the cellar.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen WC

First Floor

Two Rooms, Kitchen, Bathroom/WC

Second Floor

Two Rooms, Kitchen, Bathroom/WC

Outside

Yard to the rear

