

LOT  
**34**

ON BEHALF OF THE RECEIVERS

**241-243 Walton Road, Liverpool L4 4AR**

GUIDE PRICE **£145,000+**\*

COMMERCIAL INVESTMENT

### Description

A mixed use investment opportunity producing £10,400 per annum. A three storey plus basement double fronted middle terraced mixed-use property comprising ground retail unit, we believe the first and second floors comprise eight x self-contained studios. The property benefits from double glazing and roller shutters. The whole building currently let by way of a 5-year lease from May 2021 producing a rental income of £10,400 per annum. Please note the receivers do not have a copy of the lease and we cannot confirm the accommodation to the upper two floors.

### Situated

Fronting Walton Road one of the main arteries into Liverpool city centre in a popular and well established location approximately 3 miles from Liverpool city centre.

### Lower Ground Floor

Basement

### Ground Floor

**Retail Unit** Reception Area,  
Various Rooms, Kitchenette, WC

### First Floor

Believed to be four en suite studios Studios 1, 2, 5, 6: Open Plan Living/Kitchen/Bedrooms, Shower Room/WC

### Second Floor

Believed to be four en suite studios Studios 3, 4, 7, 8: Open Plan Living/Kitchen/Bedrooms, Shower Room/WC

### Outside

Yard to the rear.



### Note

Sutton Kersh have not inspected the property internally, we cannot confirm the layout or configuration of the accommodation and details have been provided by the vendor. Interested parties should reply on their own enquiries.

### EPC Rating

D

### Council Tax Band

TBA