

LOT  
**108**

30 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£110,000+**\*

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 enquiries. Planning Ref No: 20PR/1320 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



### EPC Rating

**Shop E. Flat TBC**

