

LOT
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281 County Road, Walton, Liverpool L4 5PQ

GUIDE PRICE **£200,000+***

COMMERCIAL INVESTMENT

Description

A substantial three storey mixed use property comprising a ground floor retail unit currently trading as 'Gayflowers' flower shop producing a rental income of £5,200 per annum. The tenant has been in situ for around 20 years and is happy to stay on. The first and second floors, accessed via a separate side entrance, were previously used as eight bedsits and are now ripped out back to bare brick ready for conversion, plus there is an additional space in the loft with a window. Alternatively they could be converted to provide self contained flats, subject to any consents. There is also a one bedroomed self contained flat to the rear. The property is in need of a scheme of refurbishment works and would be suitable for a number of uses subject to any necessary consents.

Situated

Fronting County Road on the corner of Breeze Hill in a popular location on a busy high street close to other local amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, WC.
Flat

First Floor

Various Rooms

Second Floor

Various Rooms.

Outside

Yard to the rear.

EPC Rating

Shop C. Flat C



Tenure

Freehold