

LOT  
**109**

120 Walton Village/17 St Marys Lane, Liverpool L4 6TL

GUIDE PRICE **£35,000+**\*

VACANT COMMERCIAL

### Description

An end-of-terraced commercial unit benefitting from electric roller shutters and a car parking space. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for a variety of uses, subject to gaining the necessary consents.

### Situated

Fronting Walton Village which is off Walton Hall Avenue (A580) within close proximity to local amenities, transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Three Rooms(one with kitchenette), WC

### First Floor

One Room

### Outside

Parking for 1 Car

### EPC Rating

E

### Joint Agent

Entwistle Green

