

LOT
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73/73a City Road, Walton, Liverpool L4 5UW COMMERCIAL INVESTMENT

Guide Price **£50,000–£60,000**



Not to scale. For identification purposes only

Situated

Fronting City Road on the corner of Frodsham Street in an established location approximately 3 miles from Liverpool City Centre.

Cellar

Not inspected

Ground Floor

Shop – Main Sales Area, Kitchen, WC, Storage.

First Floor

Flat – Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

Outside

Storage.

A two storey mixed use corner property comprising of a ground floor retail unit together with a one bedroomed flat above. The retail unit is currently let by way of a 2 year Lease from the 16th July 2012 at a rental of £80.00 per week. The flat above is also currently let by way of an Assured Shorthold Tenancy at a rental of £85.00 per week inclusive of bills. The total annual rental income being in excess of £8000.00. The ground floor benefits from electric steel roller shutters and there is central heating.