

LOT
43

124-126 Walton Village, Liverpool L4 6TN

VACANT COMMERCIAL/RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

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The property comprises of a two storey building consisting of a 2 bedroomed self contained flat or 3 letting rooms, a retail/residential unit and a garage/warehouse. The flat benefits from double glazing and central heating and is suitable for occupation or investment purposes. The shop was previously used as a cafe and would be suitable for a number of uses, subject to the relevant consents or could provide further residential use. The garage/warehouse has been used in the past for Car Tyre Sales and benefits from a car pit and electric steel roller shutters and would be suitable for a number of uses. We are advised by the vendor that the potential annual rental income when fully let would be in excess of £15,000

Situated

Fronting Walton Village on a busy road position off Walton Lane within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Flat – Entrance Door

First Floor

Landing, Bathroom/WC, Kitchen/Dining Room, Lounge, 2 Bedrooms.

Retail/Residential Unit

Main Room, Kitchen, Bathroom/WC.

Garage

Former Tyre Sales/Car Repairs with car pit, Office, Kitchen, WC.