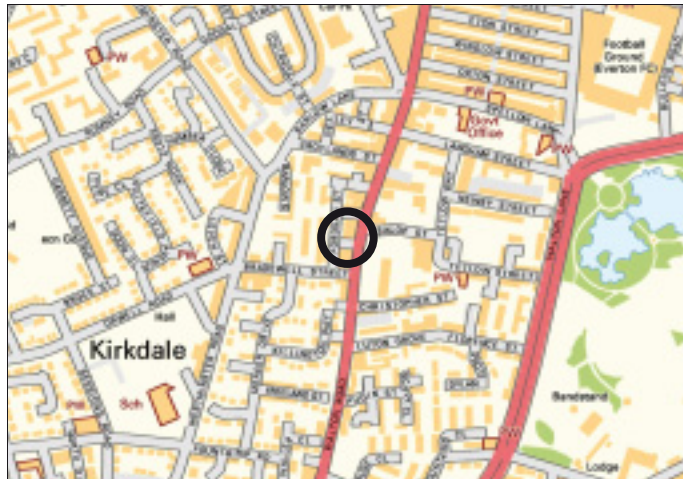


LOT
75

193/193a Walton Road, Liverpool L4 4AJ

COMMERCIAL INVESTMENT

Guide price **£50,000 +**



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Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit together with a 2 bed roomed flat above. The ground floor is currently let as a ladies hairdressers on a 1 year lease producing £2,400 per annum. The lease has expired and has been holding over since January 2007. The flat above is let on an Assured Shorthold Tenancy producing £2,860 per annum. The first floor benefits from double glazing and central heating.

Situated

Fronting Walton Road opposite it's junction with Salop Street in an

established location approximately 2.5 miles north of Liverpool City Centre.

Ground Floor

Salon, Rear Room/Kitchen.

First Floor Flat

Lounge, Kitchen, Bathroom/WC.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.