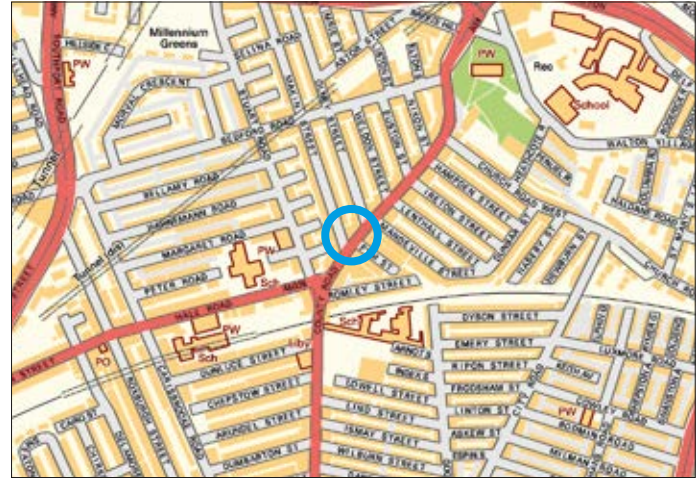


LOT  
**23**

# 175 County Road, Walton, Liverpool L4 3QL

## COMMERCIAL INVESTMENT

**GUIDE PRICE £50,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three storey commercial property providing a ground floor shop benefiting from steel roller shutters together with a three bedroom flat over the first and second floors benefiting from double glazing and central heating and accessed via its own separate front entrance. The ground floor is currently let producing £4,320.00. The first floor is vacant and following refurbishment would be suitable for investment purposes. The potential annual rental income being in excess of £9,120.00.

**Situated** Fronting County Road on a busy main position approximately 2.5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Room, Kitchen, WC.

**First Floor Flat** Hall, Lounge, Kitchen, Bedroom.

**Second Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.