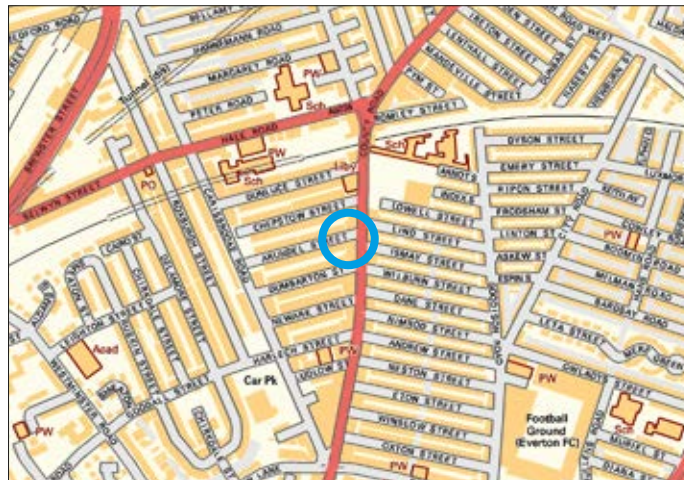


LOT
61

97 County Road, Walton, Liverpool L4 3QF

COMMERCIAL INVESTMENT

GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

A three storey mixed use corner property providing a ground floor retail unit which is currently let at a rental of £4320.00 per annum on a month to month basis. To the first and second floors there are two x one-bedroomed self-contained flats above accessed via a separate side entrance. The upper floors are in need of repair and modernisation. The potential annual rental income when fully let being in excess of £12,500.

Situated Fronting County Road on the corner of Arundel Street on a busy main road position within a popular and well established location approximately 3 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC

First Floor

Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 2 Hall, Lounge Kitchen, Bedroom, Bathroom/WC

Outside

Yard to the rear.