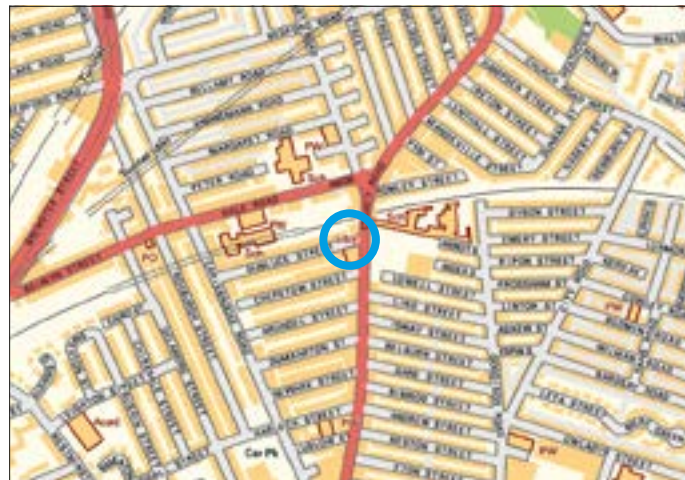


LOT  
**32**

# 127/129 County Road, Walton, Liverpool L4 3QF

## COMMERCIAL INVESTMENT

**\*GUIDE PRICE £150,000+**



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Not to scale. For identification purposes only

A substantial three storey end of terrace property comprising a ground floor double fronted retail unit together with four one-bedroomed self-contained flats above accessed via separate side entrance. The ground floor tenants are currently holding over at a rental of £775.00pcm and three of the flats are currently let by way of Assured Shorthold Tenancies producing £12,480 per annum. The property benefits from double glazing, central heating and steel roller shutters. The potential annual rental income when fully let being in excess of £26,000.

**Situated** Fronting County Road on the corner of Dunluce Street on a busy main road position opposite the Tesco Metro and approximately 3 miles from Liverpool city centre.

**Ground Floor**  
**Retail Unit** Main Sales Area, Rear Room, Kitchen, WC

**First Floor**  
Two flats each comprising a hall, living room, kitchen, bathroom, bedroom.

**Second Floor**  
Two flats each comprising hall, living room, kitchen, bathroom, bedroom.