



- **A double fronted retail unit with accomodation above. Accomodation suitable for residential conversion subject to planning.**

**Description** A vacant double fronted three storey premises comprising a ground floor retail unit which has until recently been used as a hair and beauty salon, together with rooms above. The upper floors for 241 are accessed via an internal staircase and provides additional rooms. No 243 can be accessed via a self-contained rear entrance and has been partly refurbished to provide two Bedroomed residential accommodation. The remainder of the upper floors could be converted for residential purposes subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** The premises are situated fronting Walton Road (A59) close to its junction with County Road, a main arterial route situated approximately 3 miles north of Liverpool city centre.

**Basement** Net Internal Area: 40m<sup>2</sup> (430sq ft)

**Ground Floor Shop** units Net Internal Area: 92.2m<sup>2</sup> (992sq ft)

**First and Second Floor** Additional office space and rooms. Not measured.