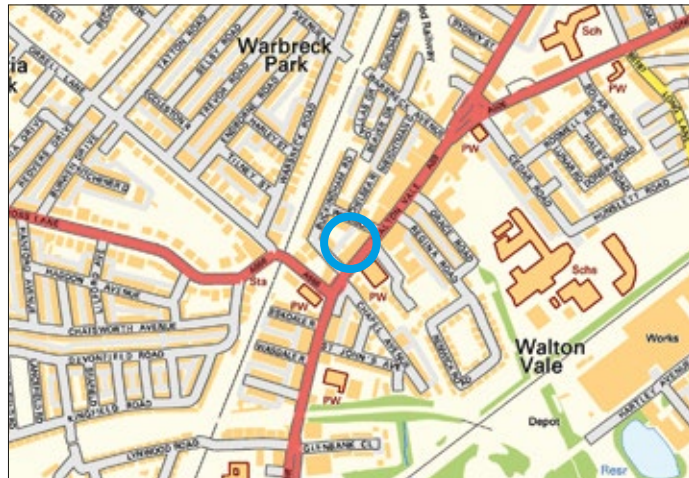


LOT
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29 Walton Vale/1a & 1b Windsor Road, Walton, Liverpool L9 4RA

*GUIDE PRICE £165,000+



Not to scale. For identification purposes only

- **A mixed use investment producing £13,280 per annum.**

Description A substantial three storey corner property comprising of two retail units together with four one-bedroomed self-contained flats above. One of the units is currently let by way of a 5 year Lease Agreement producing £4800.00 per annum. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8400.00 per annum. The vacant shop would be suitable for a number of uses, subject to any relevant planning consents. There is also an advertising hoarding producing £50.00 per annum. The Area to the rear is currently let to the Cafe next door at a rental of £30.00 pcm. When fully let the potential rental income is in excess of £30,000 per annum.

Situated Fronting Walton Vale on the corner of Windsor Road on a busy high street position amongst such multiples as Santander, The Money Shop, Home Bargains, Heron, Boots and Greggs approximately 4 miles from Liverpool city centre.

Ground Floor 1B Windsor Road Shop (Barbers) Main sales area, WC. **29 Walton Vale** Main sales area, Rear room, Kitchen, WC.

First Floor Flats via separate side entrance. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Decked Area