

LOT
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92–94 Hale Road, Walton, Liverpool L4 3RW
***GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

- **A double fronted ground floor retail unit together with two self contained flats above.**

Description A double fronted mixed use investment opportunity comprising a ground floor retail unit, which has been previously used as a launderette together with two self-contained flats above. The property would be suitable for a number of uses, or alternatively the retail unit could be split to provide two separate units, subject to any necessary consents, together with two flats above. Once upgraded and modernised and when fully let the potential rental income would be in excess of £20,000 per annum.

Situated Fronting Hale Road at its junction with Carisbrook Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Shop Main Sales Area, two Rear Rooms, Kitchen, Stairs to first Floor.

First Floor Flat 1 Hall, Kitchen, Shower Room/WC, two Bedrooms

Separate **Flat 2** to the rear Kitchen, Bathroom/WC, Bedroom, Lounge.

Outside Yard. Access to Flat 2.