

LOT
80

219 Walton Road, Liverpool L4 4AJ

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Commercial investment producing approximately £11,000.00 per annum.**

Description A mixed use investment opportunity currently producing approximately £11,000 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with 2 x 1 bedroomed self-contained flats to the first and second floors. The property benefits from double glazing and central heating. The ground floor is currently let by way of a 3 year lease from July 2017 at a rental of £3600 per annum. The flats are let by way of Assured Shorthold Tenancies at a rental income of £300.00 pcm each.

Situated Fronting Walton Road one of the main arteries into Liverpool city centre in a popular residential area approximately 3 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Kitchen, WC. Stairs down to basement which is used for storage.

First Floor Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.

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

Outside Yard to the rear. Access to flats.