



- A freehold three storey mixed use property comprising a ground floor retail unit which is currently let. Planning permission to convert the first and second floors into 2 x 1 bedroomed flats and one studio flats. Planning for an extension to the rear for another one bedroomed flat.

Description A Freehold three storey mixed use property comprising a ground floor retail unit which is currently let by way of a six month rolling Lease currently producing a rental of £6,600 per annum. The property comes with the benefit of planning permission to convert the first and second floors into two one-bedroomed flats and one studio flat plus, which have a separate front entrance. There is also planning for an extension to the rear for another one bedroomed flat. Works to the top floor have been started but need completing and the property benefits from partial double glazing and electric roller shutters to the shop. Once converted and fully let the rental income would be approximately £25,000 per annum. Planning Reference No: 15F/2411. Plans are available from the Auctioneer's office.



Not to scale. For identification purposes only

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Situated Fronting Walton Vale 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.

Lower Ground Floor Cellar (not inspected)

Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC

First Floor Separate Front Entrance. Small room to rear, two WCs, rear room, front room

Second Floor Two Rooms

Outside Yard to the rear.

Planning Ref
15F/2411