

LOT  
**133**

130 Queens Drive, Walton, Liverpool L4 6XD

GUIDE PRICE **£110,000+**\*

MIXED USE

### Description

The subject premises consists of a traditionally built three storey mixed use premises under a tiled pitched roof. The ground floor commercial unit was previously used as a newsagents, and there is a four bedroom flat above. Internally, the ground floor comprises linoleum tiled flooring, suspended ceilings incorporating recessed lighting throughout and benefits from a double glazed aluminium framed frontage, WC and storage facilities and electric roller shutters. The upper floors consists of a four bedroom self contained flat consisting of a living room, kitchen, and three bedrooms on the first floor with a further double bedroom on the second floor. There is also a yard to the rear with manual roller shutters. The potential rental income when fully let is approximately £15,000 per annum.

### Situated

The property is prominently located fronting Queens Drive Walton (A5058) and close to its junction on Walton Hall Avenue (A580). The immediate surrounding area comprises an established commercial parade located in and around the junction itself. The general location is predominantly residential in character with a high density of terraced housing and semi-detached properties. The property benefits from excellent transport links to provide easy access to Liverpool city centre which is approximately 4 miles away and its suburban district centres and the regional motorway networks (M57 & M62)



### Ground Floor

Shop – 37.16 sq.m (399.99 sq.ft)

### Second Floor

Further Double Bedroom

### Tenure

Freehold

### Joint Agent

SK Real Estate



### First Floor

Living Room, Kitchen, three Bedrooms

### Outside

Rear Yard.

### Note

Sutton Kersh have not inspected the outside WC.