

LOT
77

245-247 Walton Road, Liverpool L4 4AR
***GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

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- **A mixed use investment opportunity currently producing £10,000 per annum.**

Description A mixed use investment opportunity producing £10,000 per annum. A three storey plus basement double fronted middle terraced mixed use property comprising ground and first floor retail sales area, together with storage accommodation to the second floor. The property benefits from electric roller shutters and alarm. The ground floor is currently occupied by 'Central Liverpool Credit Union Limited' let by way of a renewed 3 year lease from March 2019.

Situated Fronting Walton Road one of the main arteries into Liverpool city centre in a popular and well established location approximately 3 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear office, Kitchen, WC. 1,160 sq ft

First Floor 882 sq ft

Second Floor 882 sq ft

Outside Yard to the rear

Tenure Leasehold with a residue of a term of 999 years from 25 March 1919, the rent reserved being a peppercorn.