

LOT
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33 County Road, Walton, Liverpool L4 3QA

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

A three storey middle terraced property currently comprising a ground floor retail unit together with office and storage space to the upper floors. We have been advised by the vendor there is a current Prior Approval (permitted development) application and proposed plans to convert the first and second floors into two x one bedroomed self-contained flats (37.5m² and 38.5m²) with access via a separate front entrance and retain the ground floor as a retail unit. The planning application ref is 21PR/1581. Purchasers should rely on their own enquiries. Please visit the following link to see a walkthrough video, and high quality pictures and conversion plans: <http://bit.ly/countyroaddocs>

Situated

Fronting County Road in a popular main road right in front of a bus stop (excellent footfall for the retail space) close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Sales Area, two Store Rooms, WC.

Attic

Not inspected.

First Floor

Office, Kitchen.

EPC Rating

D

Second Floor

Two Store Rooms.

