

LOT
106

124–126 Walton Village, Liverpool L4 6TN

GUIDE PRICE **£200,000+***

COMMERCIAL INVESTMENT

Description

A mixed use investment property producing £22,000 per annum. The property comprises two ground floor retail units and one × three bedroomed self contained flat above accessed via a separate front entrance. The property is in very good condition throughout and benefits from electric roller shutters, double glazing and central heating. We have been advised 'Lynch Burger' is currently negotiating a new lease agreement for 5 years at an agreed rent of £9,600.00 per annum. 'Love Luella Boutique' is let by way of a 5 year lease from August 2021 producing £5,400.00 per annum. The flat is currently let by way of an Assured Shorthold Tenancy Agreement producing £6,600.00 per annum.

Situated

Off Walton Hall Avenue in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

126 Walton Village – Love Luella Boutique

Main Sales Area, Rear Room, WC.

124 Walton Village – Lynch Burger

Large Main Sales Area/Kitchen Area and seating for 20, preparation Room, WC, Store Cupboard.

124 Walton Village – Flat

Lounge, Kitchen, three Bedrooms, Shower Room/WC.

Outside

Yard to the rear.

