

LOT  
**36**

**245/245a County Road, Walton, Liverpool L4 5PE**

**GUIDE PRICE £95,000+\***

**COMMERCIAL INVESTMENT**

### Description

A three storey mixed use investment opportunity producing a rental income of £12,600 per annum. The property comprises a ground floor retail unit currently let by way of a renewed 3 year lease and trading as "Olivia Jade Aesthetics" producing a rental income of £6,600 per annum. To the first and second floor there is a two bedroomed self-contained flat accessed via a separate front entrance and let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum. The tenant has been in situ for 14 years. The property benefits from double glazing, central heating, and electric roller shutters.

### Situated

Fronting County Road on a busy retail parade surrounded by local amenities and close to schooling with good transport links and approximately 4 miles from Liverpool city centre.

### Cellar

Not inspected.

### Ground Floor

**Shop** Reception Area, two Beauty Rooms, Kitchen, WC.

### First Floor

**Flat** Lounge/Dining Room, Kitchen, Bathroom/WC.

### Second Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

Shop C. Flat C

### Council Tax Band

Flat A



### Tenure

Freehold

