

LOT  
**61**

## 210 Walton Breck Road, Liverpool L4 0RQ

VACANT COMMERCIAL

Guide price **£25–30,000**



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Not to scale. For identification purposes only

**The subject premises consist of a mid terrace building of traditional brick construction under slate pitch roof. Internally the premises comprises of ground floor retail shop unit with residential accommodation to the first floor, which can be accessed via a internal staircase. The ground floor shop currently lacks a retail frontage and therefore both elements of the property are currently only accessible via one shared access doorway. The first floor residential accommodation is in a poor state of repair and requires considerable refurbishment/renovation works to make fit for occupation.**

### **Situated**

The premises are located fronting Walton Breck Road close to its junction with Hartnup Street approximately 3 miles north east of Liverpool city centre. The immediate surrounding area consists of residential terraced style housing and mixed use premises fronting onto Walton Breck Road and Oakfield Road. The premises are also situated within close proximity

to Liverpool Football Club's Anfield Stadium.

### **Ground Floor**

Net Internal Area 34.5m<sup>2</sup> (371 sq ft)

### **First Floor**

Not measured but understood to consist of living room, bedroom 1 and bedroom 2, bathroom/shower room