# 119 Walton Breck Road, Liverpool L4 ORD VACANT COMMERCIAL

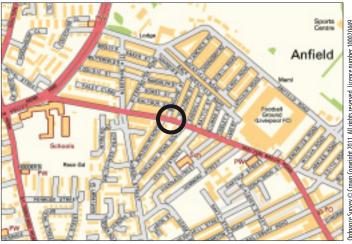
Guide price **£60,000–£65,000** 



A vacant three storey end of terrace property comprising of a ground floor retail unit together with 3 self-contained flats above in need of repair and modernisation. The property would be suitable for a number of uses, subject to the relevant consents. When fully let the potential annual rental income being in excess of £15,000. The ground floor shop benefits from steel roller shutters.

#### Situated

Fronting Walton Breck Road on the corner of Burnand Street in an established residential location within easy reach of Liverpool Football Club and approximtely 2 miles from Liverpool City Centre.



Not to scale. For identification purposes only

### Cellar

(Not inspected)

## **Ground Floor**

**Shop** – Main Sales Area, WC.

# **Ground Floor**

**Flat 1** – Hall, Bedroom, Lounge, Kitchen, Bathroom/WC.

# **First Floor**

**Flat 2** – Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.

# Second Floor

**Flat 3** – Hall, Lounge, 2 Bedrooms, Kitchen/Diner, Bathroom/WC.

## Outside

Yard to the Rear.