

LOT

60

164 County Road, Walton, Liverpool L4 5PH

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A mixed use investment property.**

Description A three storey mid terrace mixed use property arranged as a ground floor retail unit together with storage/accommodation to the first and second floors. The property has previously been let as a beauty salon producing a rental income of £5,800 per annum and benefits from steel roller shutters. Following refurbishment the property would be suitable for conversion subject to gaining any necessary consents.

Situated Fronting County Road in a prominent position close to all local amenities and approximately 2 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Shop Main Sales Area, Rear Room.

First Floor Hall, two Rooms one with WC

Second Floor Two further rooms one with WC

Outside Yard to the rear.