

LOT

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104 County Road, Walton, Liverpool L4 3QF

*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

- **3 Storey mixed use property. In need of full upgrade and refurbishment scheme.**

Description A 3 Storey plus cellar end terraced mixed use property comprising of a ground floor retail unit together with 3 x 1 bed flats above accessed via a separate side entrance. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income of in excess of £15,600 per annum when fully let.

Situated Fronting County Road on the corner of Ismay Street in a prominent main road position close to all local amenities, schooling and transport links and approximately 2 miles from Liverpool city centre and 1.5 miles from Bootle and Sefton.

Cellar

Ground Floor Main Sales Area, Kitchen, W.C.

First Floor Flat 1 Open Plan Lounge/Kitchen (No Fittings), Bedroom, Shower room/W.C (No Fittings)

Second Floor Flat 2 Open Plan Lounge/Kitchen (No Fittings), Shower room/W.C

Flat 3 Open Plan Lounge/Kitchen (No Fittings), Shower room/W.C

Outside Covered Rear Yard.