

LOT
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246 County Road, Walton, Liverpool L4 5PW

***GUIDE PRICE £85,000+**



- **A commercial investment producing £12,840.00 per annum. Steel roller shutters.**

Description An investment opportunity currently producing £12,840 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit currently trading as “Animal Aid” and two two-bedroomed self-contained flats accessed via their own separate entrance benefitting from central heating. The whole property is let by way of a rolling contract at a rental income of £12,840 per annum. The property benefits from steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting County Road in an established location approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear Room, kitchen, WC

First Floor Flat 1 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Second Floor Flat 2 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Yard to the rear