

LOT  
**23**

15 Walton Vale, Liverpool L9 4RE

GUIDE PRICE **£135,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently part let producing £17,040 per annum. The property comprises a large retail unit to the ground floor together with a two bedroom self-contained flat above, accessed via a rear entrance. The retail unit is currently let to two tenants separately on Rolling contracts, one side to "LycaMobile" and producing £7,200 per annum, the other side to "R.B.T" producing £9,568 per annum. Both rents include the water and electricity. The flat is currently vacant and benefits from double glazing and central heating, with the potential rental income being £6,000 per annum. To the rear of the property is a two storey storage unit which is currently let producing £120.00 per annum. When fully let the potential rental income is approximately £23,000 per annum

### Situated

Fronting Walton Vale (A59) in a popular and well established location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Office, Kitchenette, WC

### First Floor

Flat Hall, Separate WC, Bathroom, Kitchen, two Bedrooms, Lounge

### Outside

Rear Yard. Two storey Storage building.

### EPC Rating

Flat E Shop TBC

### Council Tax Band

A



### Joint Agent

Sid Vance

