

LOT  
**70**

10 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£100,000+\***

MIXED USE

### Description

A middle terraced three storey plus basement commercial property comprising a ground floor retail unit which was previously used as a beauty salon with two floors of accommodation above. The property benefits from double glazing, central heating and roller shutters. The property has planning permission to convert the two upper floors into two x one bedroomed flats. Planning reference: 21F/2832

### Situated

In a prominent position fronting County Road close to its junction with Spellow Lane approximately 3 miles from Liverpool city centre. County Road itself is a well-established neighbourhood shopping district and main arterial route leading to Liverpool city centre and Queens Drive (A5058).

### Lower Ground Floor

Basement

### Second Floor

Kitchen, Shower Room/WC,  
Further Room

### Ground Floor

Retail Salon Area, Two  
Treatment Rooms, Rear Room,  
Shower Room/WC

### Outside

Yard to the rear.

### EPC Rating

TBC

### First Floor

Three Rooms, Store Room

