

LOT
74

38 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£110,000+***

MIXED USE

Description

A three storey mixed use investment opportunity currently producing £14,400 per annum. A three storey mixed use property comprising a ground floor shop currently trading as 'Urban Chicken & Pizza' together with a two/three bedroomed flat to the first and second floors accessed via a separate rear entrance. The property benefits from double glazing and is currently let by way of a 25 year lease from April 2023 at a rental income of £14,400 per annum for the whole building.

Situated

Fronting County Road in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Basement

Not inspected.

Outside

Yard to the rear.

Ground Floor

Shop Main Sales Area, Counter, Kitchen, Prep Room, Walk in Fridge/Freezer.

EPC Rating

Shop C. Flat D

Council Tax Band

E

First Floor

Flat Landing, Shower Room/WC, Kitchen, Lounge.

Second Floor

Two Bedrooms, Office/Study.

