

LOT

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247 County Road, Walton, Liverpool L4 5PE

GUIDE PRICE **£100,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let producing £12,790 per annum. The property comprises a three storey mid terrace with a ground floor retail unit trading as a Pizza Shop on a FRI Lease until 2029, rent review is in 2027. To the first and second floor there is a two bedroomed self-contained flat above, accessed via its own separate rear entrance at a rental of £475pcm with homeowner guarantor. The property benefits from double glazing, central heating, solar panels and electric roller shutters

Situated

Fronting County Road at its junction with Bedford Road on a busy main position approximately 3 miles from Liverpool city centre

Basement

Not inspected.

Outside

Yard/Access to the flat.

Ground Floor

Shop Main sales area, Rear room, WC, Store.

EPC Rating

Flat B. **Shop D**

First Floor

Flat Kitchen, Shower/WC, Bedroom, Lounge.

Second Floor

Two Bedrooms above.

