



TO LET

79-81 Walton Road, Liverpool,
L4 4AF

- First And Second Floor Commercial Accommodation
- Suitable For A Number Of Uses Subject To Necessary Planning Consent
- Main Arterial Routes
- Total Approximate Net Internal Area: 116.9 sq.m (1,258 sq.ft)

TO LET

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Location

The subject property is located fronting onto Walton Road, close to its junction with Furness Street, approximately 3 miles north of Liverpool City Centre. Walton Road provides direct access to County Road, a well-established neighbourhood shopping district, also linking Liverpool City Centre and Queens Drive (A5058). The immediate surrounding area consists of a mixture of residential buildings and mixed-use commercial premises with local type occupiers.

The Property

The subject property comprises self-contained first and second floor commercial units within an interconnecting end terrace of traditional brick construction. The first floor comprises a former hair salon, benefitting from part tiled, part laminate flooring, spotlighting, air conditioning, UPVC double glazed windows, intercom entry system with keypad and alarm, lift, WC and kitchenette facilities. The second floor is currently in a shell state condition and also benefits from lift access, WC and kitchenette facilities.

EPC

The property has an EPC rating of D92. Full report available upon request.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

First Floor

Net Internal Area - 116.9 sq.m (1,258 sq.ft)

Second Floor

Net Internal Area - 116.9 sq.m (1,258 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

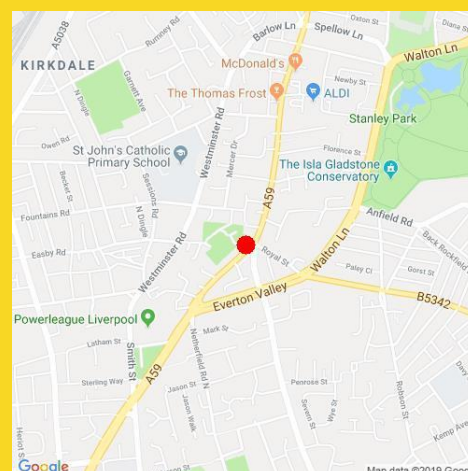
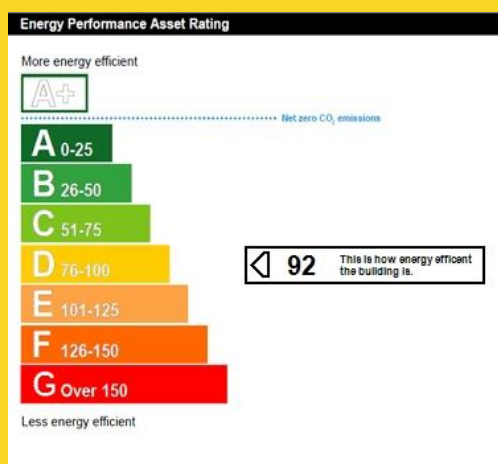
Rent

First Floor: £10,000 per annum

Second Floor: £7,000 per annum

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Chris Hennessy (chris.hennessy@skrealestate.co.uk)



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