



## TO LET

227-235 Walton  
Road, Liverpool, L4  
4BE

- May Subdivide
- Main Arterial Route
- Suitable For A Number Of Uses,  
Subject To Planning
- Total Approx NIA: 363.7 sq.m  
(3,915 sq.ft)

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## Location

The premises are prominently situated fronting Walton Road close to its junctions with Croylands Street and Netley Street, approximately 2 miles north of Liverpool city centre. The immediate surrounding area consists of residential terraced style housing and mixed-use premises fronting Walton Road. Nearby occupiers include Liver Laundrette, Best One Convenience Store and McDonalds to name but a few. Walton Road itself forms part of a main arterial route linking Queens Drive (A5058) and Liverpool city centre

## The Property

The subject property comprises five interconnecting ground floor commercial units within a two-storey mid terrace of traditional brick construction. Internally the premises benefits from essentially a `white box finish` with plastered walls, concrete flooring, fluorescent strip lighting and WC facilities to the rear of the unit. Externally the property benefits of an aluminium framed glazed frontage with the added security of electric roller shutters.

## Accommodation

We understand through internet enquires that the premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Areas:

Main retail sales area: 200.27 sq.m (2,155 sq.ft)

Ancillary areas: 163.53 sq.m (1,760 sq.ft)

## Tenure

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

## Rent

£32,500 per annum.

## Rates

We understand through internet enquiries that the property has a rateable value of £24,750. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

## EPC

The property has an Energy Performance Rating of E. Further details available upon request.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

