



TO LET

21 Walton Vale,
Walton, Liverpool,
L9 4RE

- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Well Established Commercial Centre
- Total Approx NIA: 141.1 sq.m (1,519 sq.ft)
- Taken As Seen. Rent Incentives Available

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Location

The property is located fronting onto Walton Vale approximately 4 miles north of Liverpool City Centre in a busy and well established commercial district comprising a mixture of both national and local type occupiers including Iceland, Home Bargains and Boots to name but a few.

The Property

The subject property comprises a three-storey mid terrace of traditional brick construction providing office accommodation throughout. The ground floor provides a reception area and office provision with kitchenette facilities as part of the single storey outrigger projection with the upper floors comprising further office provision. Internally, the property carpeted flooring throughout, fluorescent strip lighting and gas central heating. Externally the property benefits from the added security of electric roller shutters.

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:

Ground Floor

Net Internal Area: 45.45 sq.m (490 sq.ft)

First Floor

Net Internal Area: 54.4 sq.m. (585 sq.ft.)

Second Floor

Net Internal Area: 41.3 sq.m (444 sq.ft).

Tenure

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

EPC

Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £4,550. 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

£9,000 per annum

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)

Additional Information

The Landlord will grant rent concessions as a contribution towards the initial fit out and required remedial works, to be agreed between both parties.

