



## TO LET

232 Walton Road,  
Liverpool, L4 4BE

- Main Arterial Route
- Well Established Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 66.3 sq.m (715 sq.ft)

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### Location

The property is prominently positioned fronting onto Walton Road, close to its junction with Spellow Lane. The immediate vicinity comprises a mix of residential, commercial, and educational uses, with Everton Football Club's Goodison Park stadium located just 0.5 miles to the west, attracting significant footfall on match days.

Walton Road (A59), a major arterial route in the Walton area of Liverpool, with Liverpool city centre located approximately 2.5 miles to the southwest, offering easy access to a wide range of amenities and other districts. Walton Road forms part of a busy local shopping and commercial area, with a wide array of national and independent retailers such as Betfred, Greggs, Subway, and William Hill, alongside local traders.

### The Property

The subject property, formerly known as the Springfield Hotel, is a two-storey traditional brick building previously used as a public house. The building exhibits traditional Victorian-era pub architecture, with the exterior finished with a combination of rendered walls. Internally, the premises provides a ground floor retail sales area and WC provision benefiting from a predominantly shell stated condition however the ceiling is plastered and painted incorporating spot lighting. Externally, the premises provides a hard frontage with PVCu double glazed windows with the doorway benefiting 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 Net Internal Area:

66.3 sq.m (715 sq.ft).

### Tenure

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

### EPC

The property has an Energy Performance Rating of C69. A full copy of the EPC is available upon request.

### 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](http://www.voa.gov.uk/businessrates).

### Rent

**£10,000 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](mailto:tom.pearson@skrealestate.co.uk))

