



TO LET

62 Walton Vale,
Liverpool, L9 2BU

- Two Storey Commercial Premises
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 100.7 sq.m (1,083 sq.ft)

TO LET

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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 property comprises a two storey mid terraced commercial building consisting of ground floor retail sales accommodation and ancillary storage/retail accommodation, kitchenette and WC facilities to the first floor. Internally the ground floor benefits from timber laminate floors, suspended ceilings incorporating recessed lighting, aluminium frame frontage with the added security of electric security 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: 57.4 sq.m (618 sq.ft)

First Floor

Net Internal Area: 43.3 sq.m. (465 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 that the property has a rateable value of £7,500. 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

£12,000 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)

