



FOR SALE

Yu Hing Fish & Chip
Shop, 85 County Road,
Walton, Liverpool, L4

- Well Established Local Parade
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 132.2 sq.m (1,423 sq.ft)

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Location

The premises are situated fronting onto County Road close at its junction with Dumbarton Street, in the Walton area around 2.5 miles northeast of Liverpool city centre. It forms part of a continual retail/commercial frontage, behind which are densely developed areas of modest value Victorian terraced housing. Kerbside parking is not permitted at the front of the property on County Road but is available on other nearby side roads. County Road and nearby Walton Road form part of an extensive and busy local shopping/commercial centre with a number of multiple retailers including H&T Pawnbrokers, Betfred, KFC, Home Bargains, Heron Foods, Subway and Savers, as well as a wide variety of local traders.

The Property

The property is a three-storey mid terraced building situated on a plot of land which is roughly rectangular in shape. We would estimate the building to date from around 1900 or thereabouts with elevation onto County Road. Construction is conventional with exterior walls formed in solid brickwork set beneath a dual pitched roof, with a single-storey outrigger projection, which covers part of a former rear yard area. The ground floor commercial unit provides a retail sales area which was previously used as a Chinese Fish and Chip Shop with a kitchen area to the rear following a change in elevation. The first and second floor can be accessed via an internal staircase from the middle of the ground floor, and which comprises of ancillary accommodation.

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: 54.5 sq.m (576 sq.ft)

First Floor: 42.3 sq.m (455 sq.ft)

Second Floor: 35.4 sq.m (380 sq.ft)

Tenure

We understand the property is held Freehold.

Price

£175,000

EPC

The property has an Energy Performance Rating of D81.

Rates

We understand through internet enquiries that the property has a rateable value of £3,300 Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

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

