



# TO LET

68 Walton Vale,  
Liverpool, L9 2BU

- Two Storey Commercial Premises
- Well Established Retail Commercial Centre
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 121.7 Sq.m (1,309 sq.ft)

## Location

The property is located fronting onto Walton Vale, a busy and well-established commercial district centre situated approximately 4 miles north of Liverpool city centre. The immediate surrounding area comprises a mixture of local and national retailers including Iceland, William Hill, Home and Bargain and HSBC 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 w.c facilities to the first floor. Internally the ground floor benefits from timber laminate floors, suspended ceilings incorporating recessed lighting, aluminium frame frontage and benefits from 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 - 64.6 sq.m (695 sq.ft)

### First Floor

Net Internal Area - 57.1 sq.m (615 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 EPC rating of D92. A full copy of the EPC is available upon request.

## Rates

We understand through internet enquiries that the property has a rateable value of £9,000. 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

**£12,000 per annum**, exclusive of business rates, insurance, vat and all other outgoings.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: [commercial@skre.co.uk](mailto:commercial@skre.co.uk))

