

# TO LET/FOR SALE



Unit 1, 49/51 County Road, Walton Liverpool L9 3QA



**2,260 sq ft**  
Area - Ground Floor



**£32,500 p/a**  
Rent



**£450,000**  
Price (offers over)



**£18,500**  
Rates - RV



**D79**  
EPC

- Popular retail area of Walton, in a densely populated residential area
- Prominent frontage to County Road (A59) , one of the main arterial routes into the city
- Neighbouring retailers include Heron Foods, Card Factory and Savers
- It should be noted there is a restriction against the sale of alcohol and any gaming/betting on the premises



#### Area

Ground Floor 2,260 sq ft (209.9 sq m)

First Floor 1,689 sq ft (156.9 sq m)

#### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, the freehold is available for sale.

#### Rent

£32,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Price

Offers over £450,000.

#### Rates

Rateable Value April 2023 Valuation: £18,500

#### Use

It should be noted there is a restriction against the sale of alcohol and any gaming/betting.

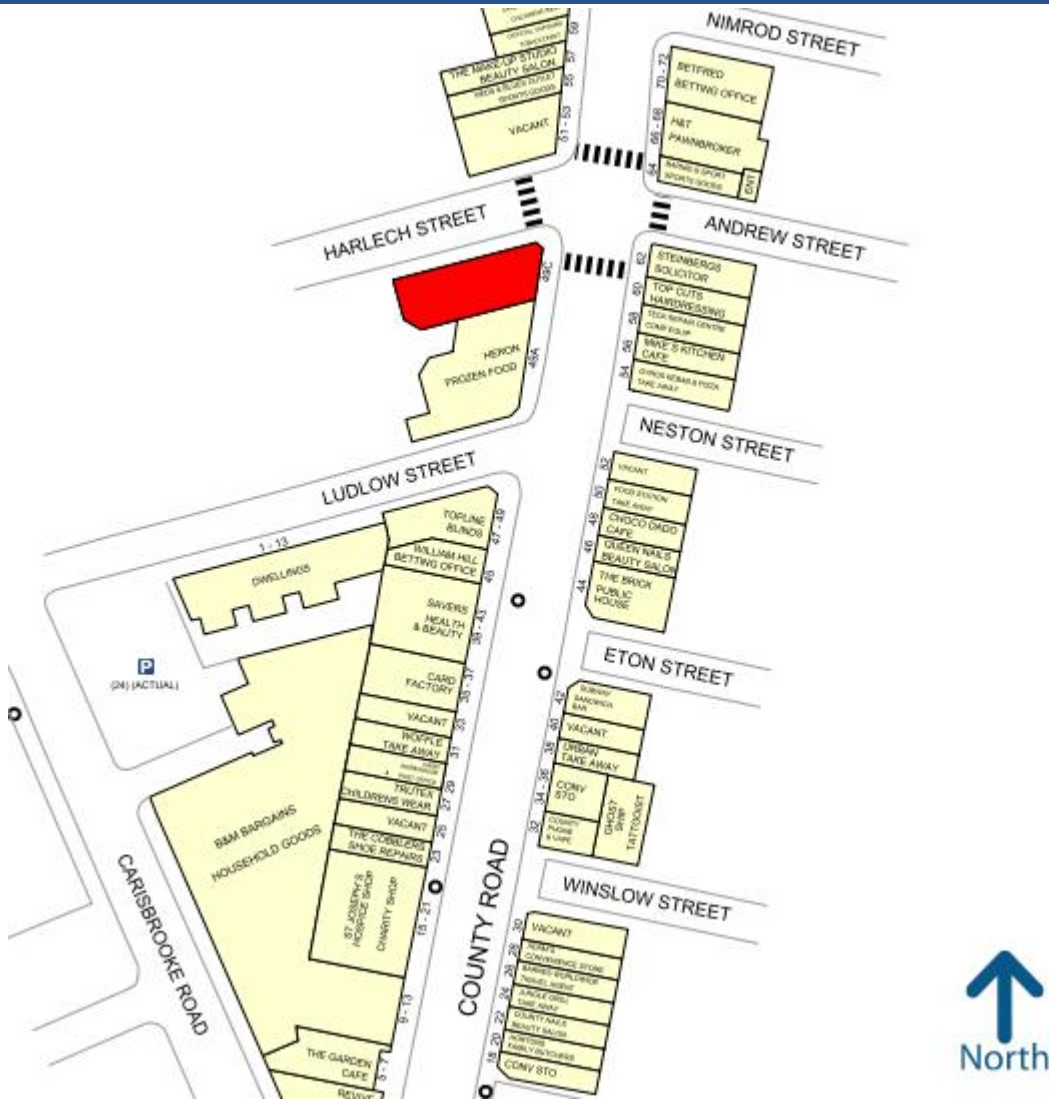
#### EPC

D79

#### Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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**Code for Leasing Business Premises**

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

**Anti Money Laundering Regulations**

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**Disclaimer**

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