

TO LET/FOR SALE



Unit 1, 49/51 County Road, Walton Liverpool L4 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

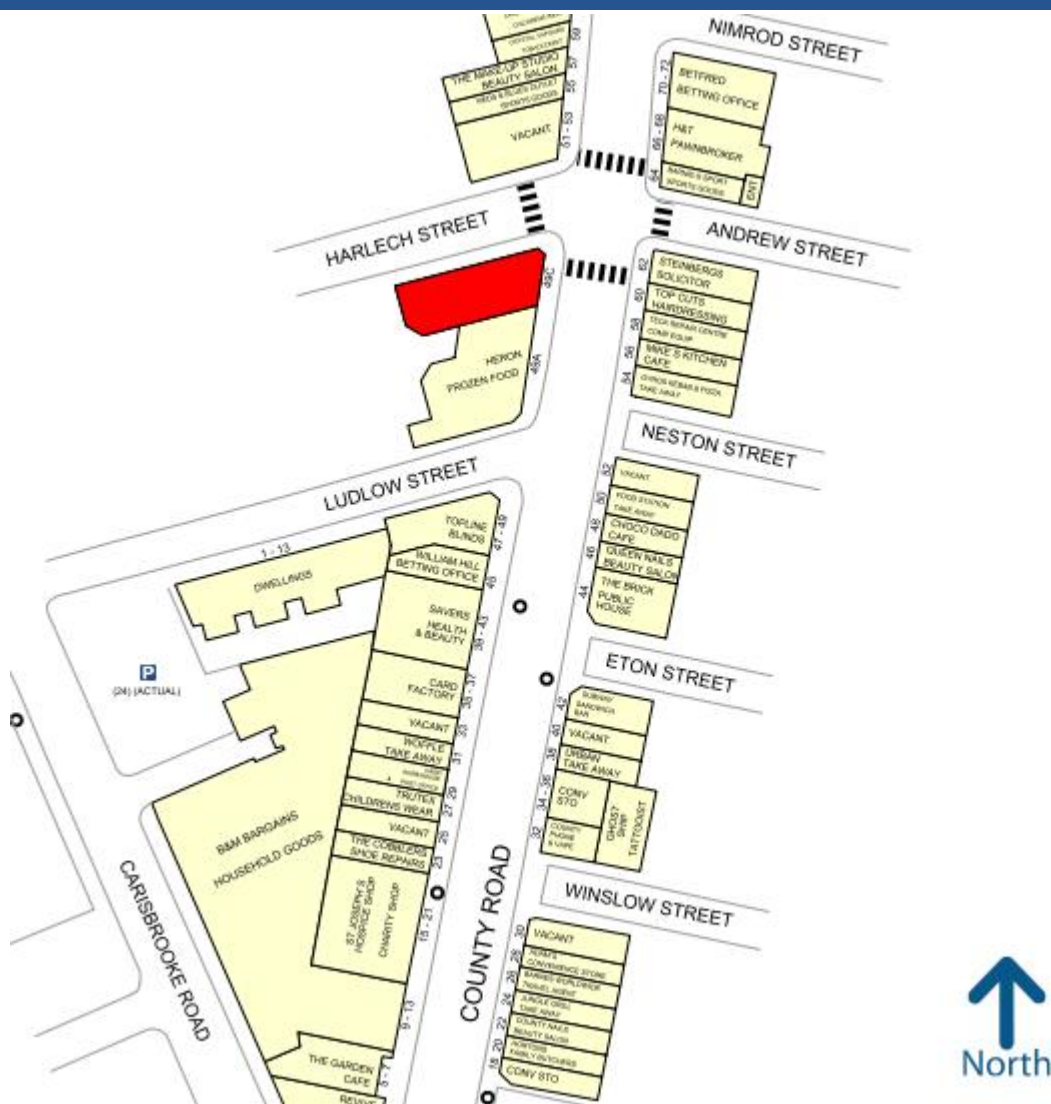
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EPC

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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.
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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