

# FOR SALE



Unit 1, 49/51 County Road, Walton Liverpool L4 3QA



**2,260 sq ft**

Area - Ground Floor



**£400,000**

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



GROUND FLOOR SALES FLOOR



GROUND FLOOR SALES FLOOR  
FROM ENTRANCE DOORS



Area

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

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

Tenure

Freehold.

Price

Offers over £400,000.

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.

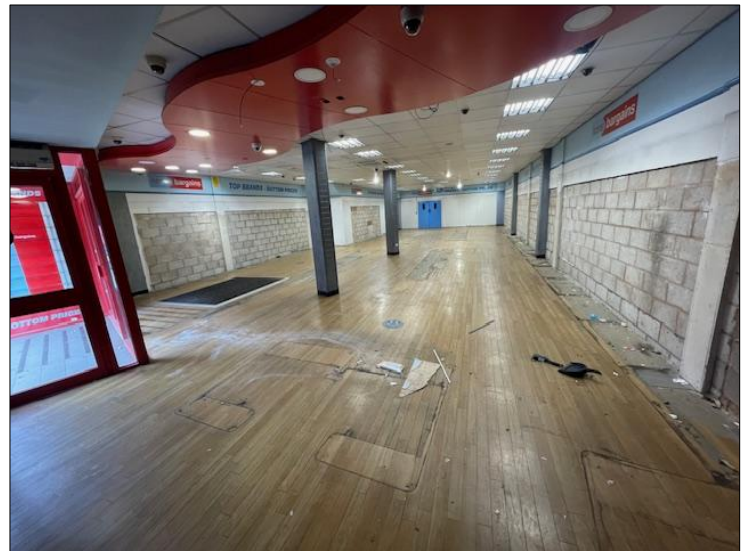
EPC

D79

Legal costs

Each party to be responsible for their own legal costs.

GROUND FLOOR SALES FLOOR



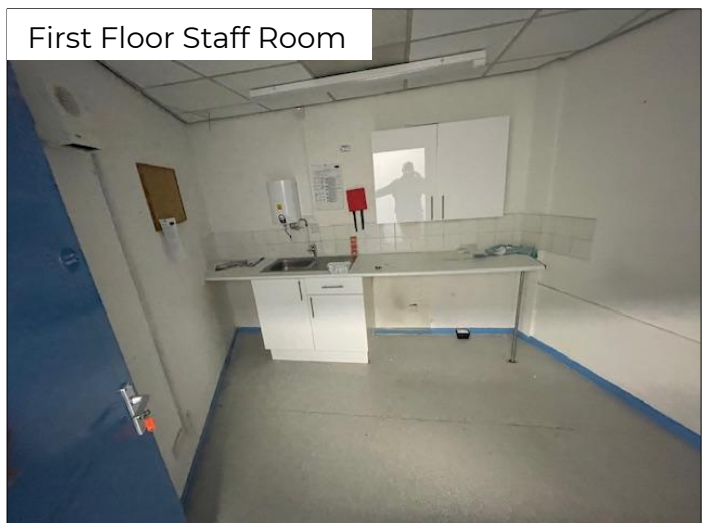




Rear Yard – No Parking for Staff



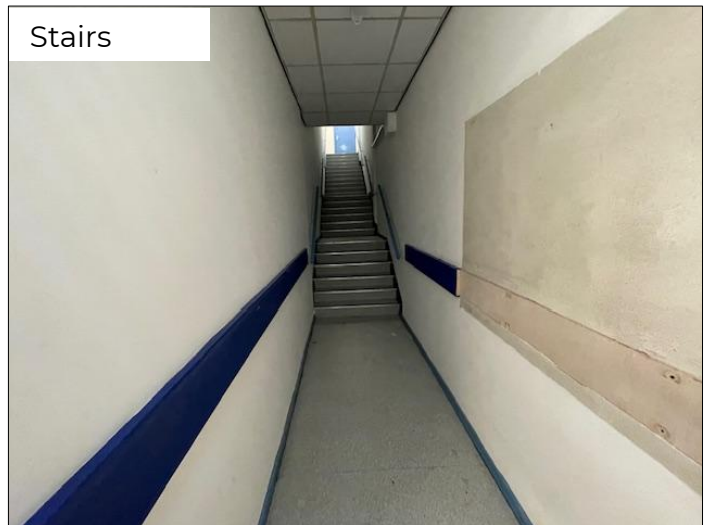
First Floor Office



First Floor Staff Room



First Floor Stock



Stairs

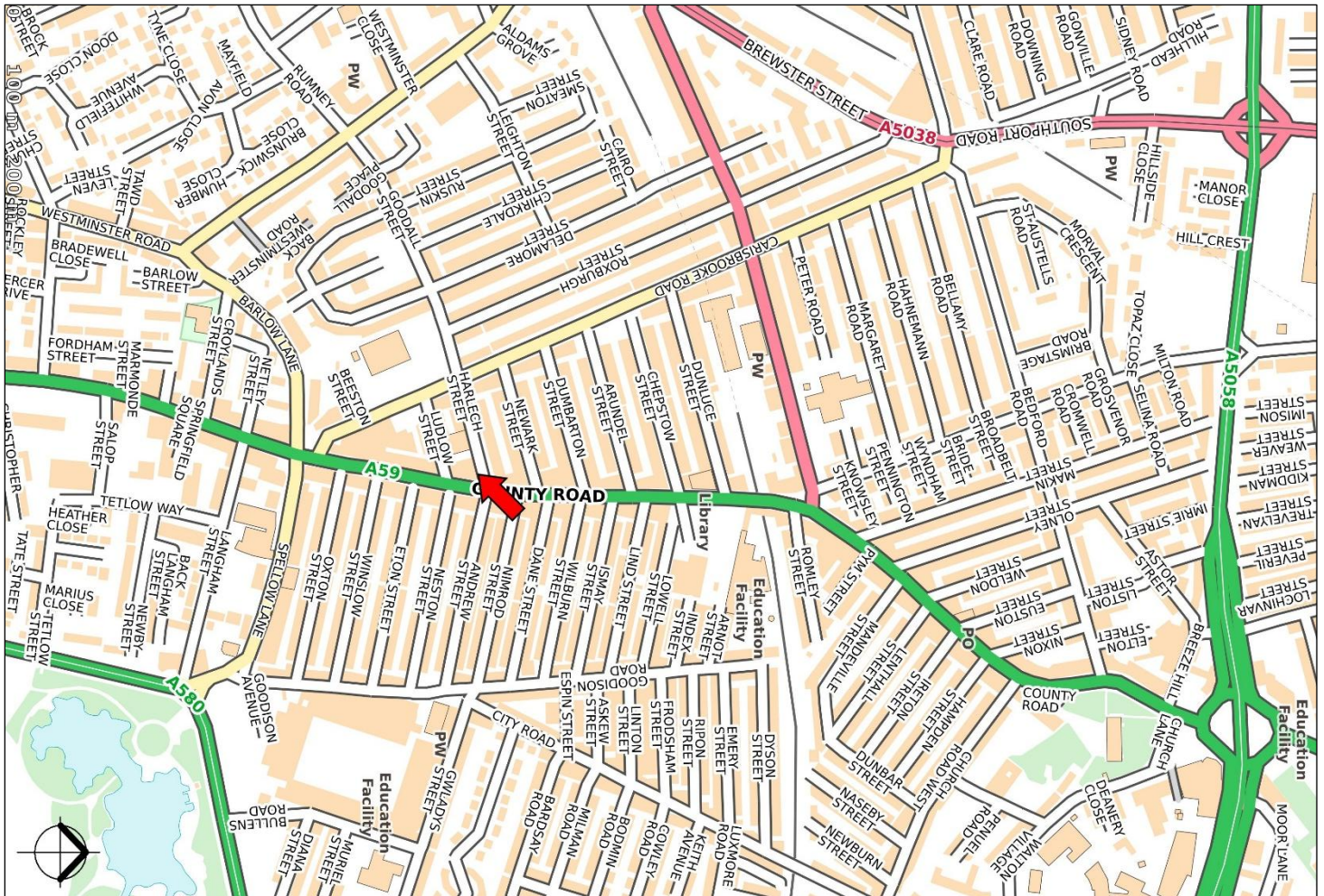


Ground Floor Stock



Goods inwards from rear





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.

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