

*A Mid-Terraced Mixed Use
Commercial Property For Sale In
Walton, North Of Liverpool*



Description

Venmores present to the market this mid-terraced mixed use commercial unit for sale in Walton, North of Liverpool. The property consists of a ground floor commercial unit plus basement, currently trading as a 'Bargain Booze' with 2 x residential flats over two floors. The first floor is currently vacant and in need of remedial works, whilst the 2nd floor is occupied by the ground floor commercial tenant, who currently pay a rental of approx circa £16,344 per annum. The ground floor commercial

unit comprises of double glazed windows to the front, internally benefits from painted plaster finish to the walls and ceilings and security metal roller shutters. The upper floors are accessed via a separate entrance to the front of the property. This property is great for an investment purchase, potential rental uplifts to approx circa £22,044 per annum.

Key Facts

- Mid-Terraced Mixed Use Commercial Property
- Ideal For Many Suitable Occupiers and Developers Alike
- Located On A Main Arterial Route Into Liverpool City Centre
- Potential Rental Uplift Approx Circa £22,044 Per Annum
- Separate Private Entrances To Commercial & Residential



Freehold



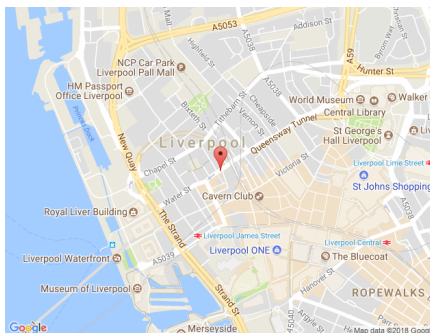
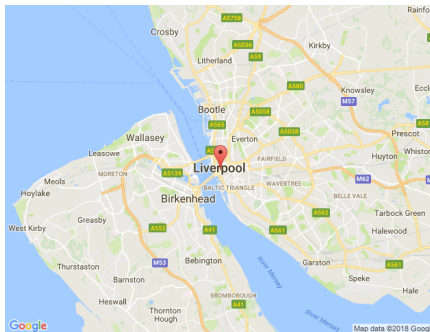
For Sale

£ £225,000

Location

Located on one of the main arterial routes into and out of Liverpool City Centre, being a short distance away of approx 2.3 miles via the A59. The property is ideally located fronting Walton Road.

Map



Key Information

Address:

195-197, Walton Road, Liverpool,
Merseyside

Price:

Offers in the region of £225,000 for
the Freehold Interest

Business Rates:

We believe the VOA Council states
the rateable value to be £6600.00
pa, however we do advise all
enquiries to be directed to their
local authority,

VAT & Legal Costs:

Each party to cover their own legal
costs within this transaction

Viewing:

All viewing arrangements are to be
made strictly through the agent on
0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

Floor	Size(sq ft)	Size(sq m)
Ground Floor	2,593 sq ft	240.9 sq m
Total	2,593 sq ft	240.9 sq m

Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract.
2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors.
3). None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4). We have not carried out a survey nor tested services, appliances and specific fittings.
Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars.
5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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7). No liability is accepted for any travelling or other expenditure incurred including legal costs by perspective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

SUBJECT TO CONTRACT.