

LIVERPOOL (L9 4RQ)

69 WALTON VALE

SHOP TO LET/LONG LEASEHOLD FOR SALE

ON THE INSTRUCTIONS OF



SITUATION/DESCRIPTION

The premises are prominently situated on Walton Vale (A59) approximately 4 miles north of Liverpool City Centre. Walton Vale is one of the main arterial routes into the city centre with the start of the M57 and M58 motorways approximately 2 miles towards the north.

Neighbouring retailers in occupation include **Boots Pharmacy, Card Factory, Home Bargains, Age UK, The Chicken Barbecue** and **Iceland**.

ACCOMMODATION

The premises are arranged with ground floor sales and ancillary storage on the first floor and provide the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	59.92 m ²	645 ft ²
First Floor	35.24 m ²	379 ft ²

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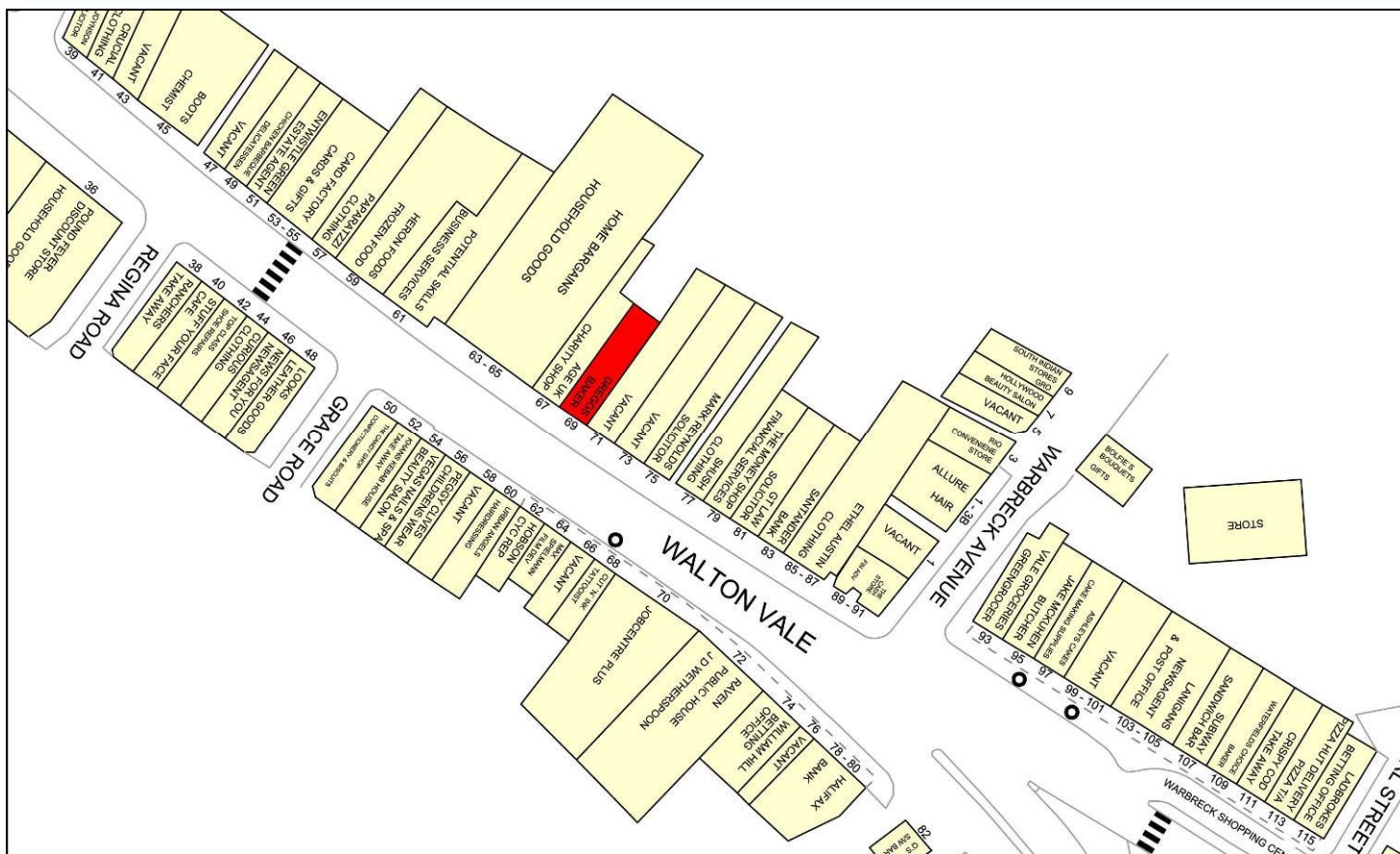
property consultants

0151 242 3000

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LIVERPOOL

69 WALTON VALE



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TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

The long leasehold is also available and offers of £100,000 are invited.

RENT

£12,000 per annum exclusive of Rates, VAT, service charge, etc.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£16,750
Rates Payable for 2015/2016	£8,040

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band **E107**.

A full copy of the EPC is available on line at www.epcregister.com

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact **Allie Bainbridge**

Tel **0151 242 3141**

Mobile **07884 265 760**

Email allie.bainbridge@masonowen.com



Contact **Gary Turner**

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SUBJECT TO CONTRACT

Details produced January 2016

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