

# For Sale

# LANDWOOD GROUP



Former Walton Vale Insurance Brokers, 8 Longmoor Road, Liverpool, L9 0EF

## Retail accommodation with offices

- Positioned in a popular commercial area
- Freehold
- Ground Floor retail unit with workshop
- Self contained upper floor offices suitable for alternative use

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### Contact:

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### Viewings:

**Strictly by Appointment**

Landwood Group, Suite 626 The Plaza,  
100 Old Hall Street,  
Liverpool, L3 9QS

**Date Particulars — August 2019**

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### Location

The property is positioned fronting (A506) Longmoor Lane, to the north periphery of the popular commercial area known as Walton Vale, approximately 4 ½ miles north of Liverpool City Centre.

There is a mixture of national and local traders with Lloyds Bank, Pets4Vets, Tesco Express and Weatherspoon's all close by.

### Description

The property comprises an extended ground floor retail unit with self contained offices to the upper floors, all previously occupied by Walton Vale Insurance Brokers.

Internally, the ground floor retail unit provides sales area with cellar, office, rear corridor, kitchen, WC and internal hall to yard, neighbouring property and rear workshop.

There is a second entrance from the front elevation leading to a staircase to first floor which comprises main office, partitioned archive room, kitchenette, rear hall with fire escape and staircase, former WC and a further room. To second floor is a hall and 2no offices.

Externally to the rear is a yard, having access to cobbled alley.

### Accommodation

The property provide the following net internal areas:

Description	Sq.m	Sq.ft
Cellar	56.32	606
Ground Floor	87.4	941
First Floor	53.39	574
Second Floor	38.42	414
<b>Total</b>	<b>235.53</b>	<b>2,535</b>

The gross internal area is 272.15 sq.m (2,929 sq ft)

### Tenure Information

The premises is held freehold (Title No. MS24191).

### Tenancies

The property is predominately vacant, although the neighbouring tenant is currently occupys workshop on an informal basis.

### Planning

Interested parties to make their own enquiries at Liverpool City Council Planning Department.

### VAT

All figures quoted are exclusive of VAT which may be applicable.

### Legal

Each Party will be responsible for their own legal costs.

### Price

Offers over £125,000

### EPC

Upon request

### Important Notice

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