

Liverpool - 79 Walton Vale L9 4RQ
Retail Shop To Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Retail Shop To Rent



Property Features:

- Comprises ground floor shop with internal access to ancillary storage on two upper floors.
- VAT is applicable to this property
- Total area size 190 sq m (2,045 sq ft)
- Occupiers nearby include Santander, Card Factory, Boots, Home Bargain, Age UK, Heron, Iceland and Greggs.

Property Description:

The property comprises ground floor retail unit with storage accommodation to the rear, first floor and second floor. The property has an aluminium framed glazed frontage and benefits from an electric steel roller shutter.

Internal Width -	5.14 m (17 ft)
Sales Depth -	7.43 m (24 ft)
Ground Floor Sales -	37.77 sq m (406 sq ft)
Rear Ancillary -	42.25 sq m (455 sq ft)
First Floor -	58.26 sq m (627 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Offers in excess of: £288.46 + VAT per week (PCM: £1,250 + VAT)

Deposit: £3,750 (3 Months)

The incoming tenant will be responsible for the legal costs and admin fees.

Rateable Value:

Rateable Value – £7,300 p.a.

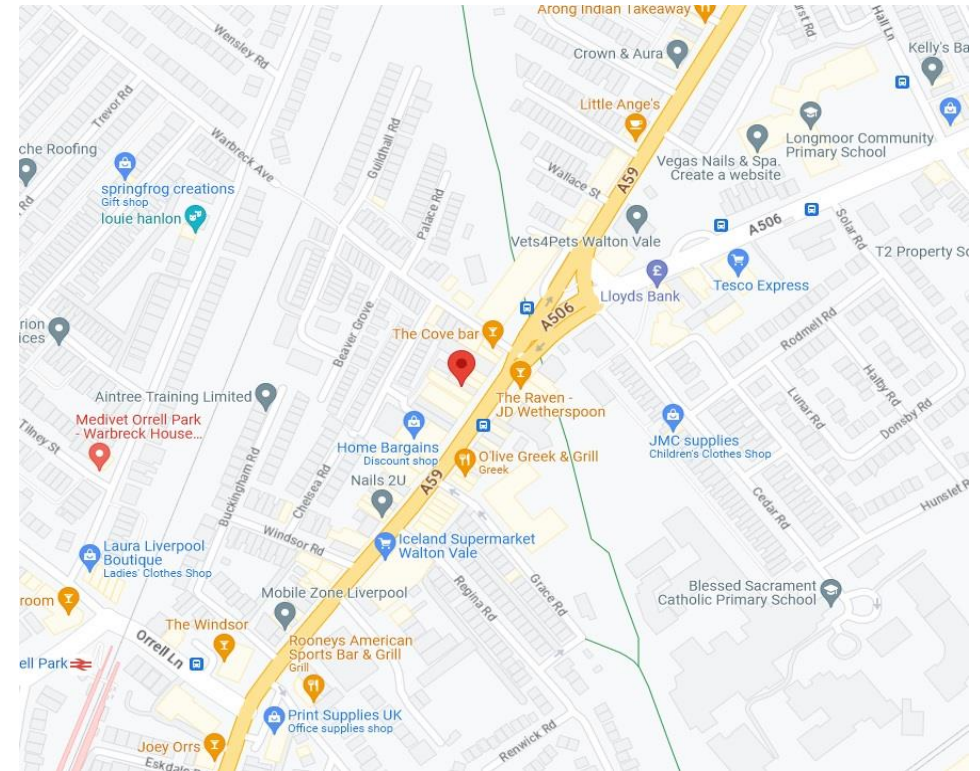
Rates Payable – £0

EPC:

Certificate and further details available on request.

Location:

The property is located on Walton Vale (A 59) approximately 4 miles north of Liverpool City Centre within a retail parade. Walton Vale is a busy arterial route into Liverpool City Centre from the M57 and M58 motorways. Occupiers nearby include Santander, Card Factory, Boots, Home Bargains, Age UK, Heron, Iceland and Greggs.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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