

Liverpool - 79 Walton Vale L9 4RQ  
Freehold Vacant Retail with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS







### Investment Consideration:

- OIEO: £120,000
- Vacant possession
- ERV: £15,000 p.a. GIY: 12.50%
- VAT is applicable to this property
- Comprises ground floor retail premises with ancillary accommodation at first and second floor
- Residential development potential of the upper floors, subject to obtaining the necessary consents
- Situated within short walk from Orrell Park Train Station
- Occupiers nearby include Santander, Card Factory, Boots, Home Bargains, Age UK, Iceland and Greggs.



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### Property Description:

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, providing the following accommodation and dimensions:

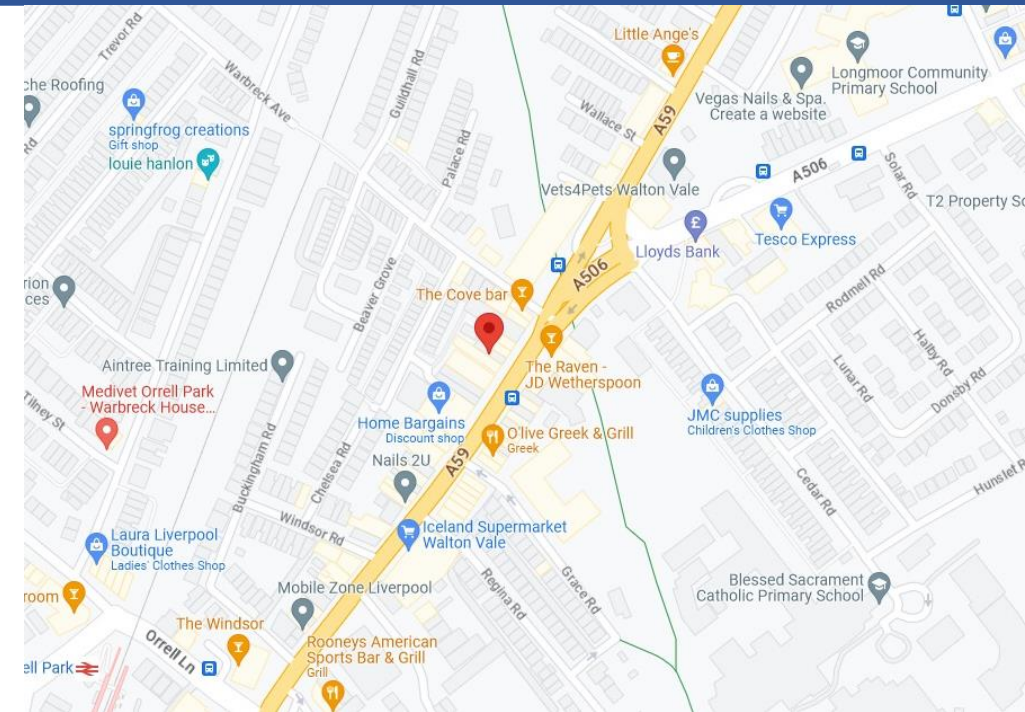
Ground Floor: 75.80 sq m (815 sq ft)

First Floor: 49.90 sq m (537 sq ft)

Second Floor: 65.40 sq m (703 sq ft)

Total GIA: 191.10 sq m (2,055 sq ft)

*\*Size sourced from VOA and not measured by Blue Alpine*



### Location:

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 Joseph Bachman or Sam Georgev.



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