

LIVERPOOL

202 WALTON ROAD

RETAIL UNIT

Large return frontage
Under Refurbishment



Location

The property is located on Walton Road one of the main arterial routes into Liverpool City Centre nearby by operators include McDonalds, Aldi, Iceland and Barnardo's.

Accommodation

The property is arranged on ground floor only, once refurbished the premises will extended to the following approximate areas:

Sales Area	1,346 sq ft	125.12 sq m
Store	61 sq ft	5.69 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£20,000 per annum exclusive**.

EPC

New assessment will be undertaken once refurbishment works have taken place.

Business Rates

Interested parties are advised to make their own enquires to Liverpool City Council on 0151 233 3008.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

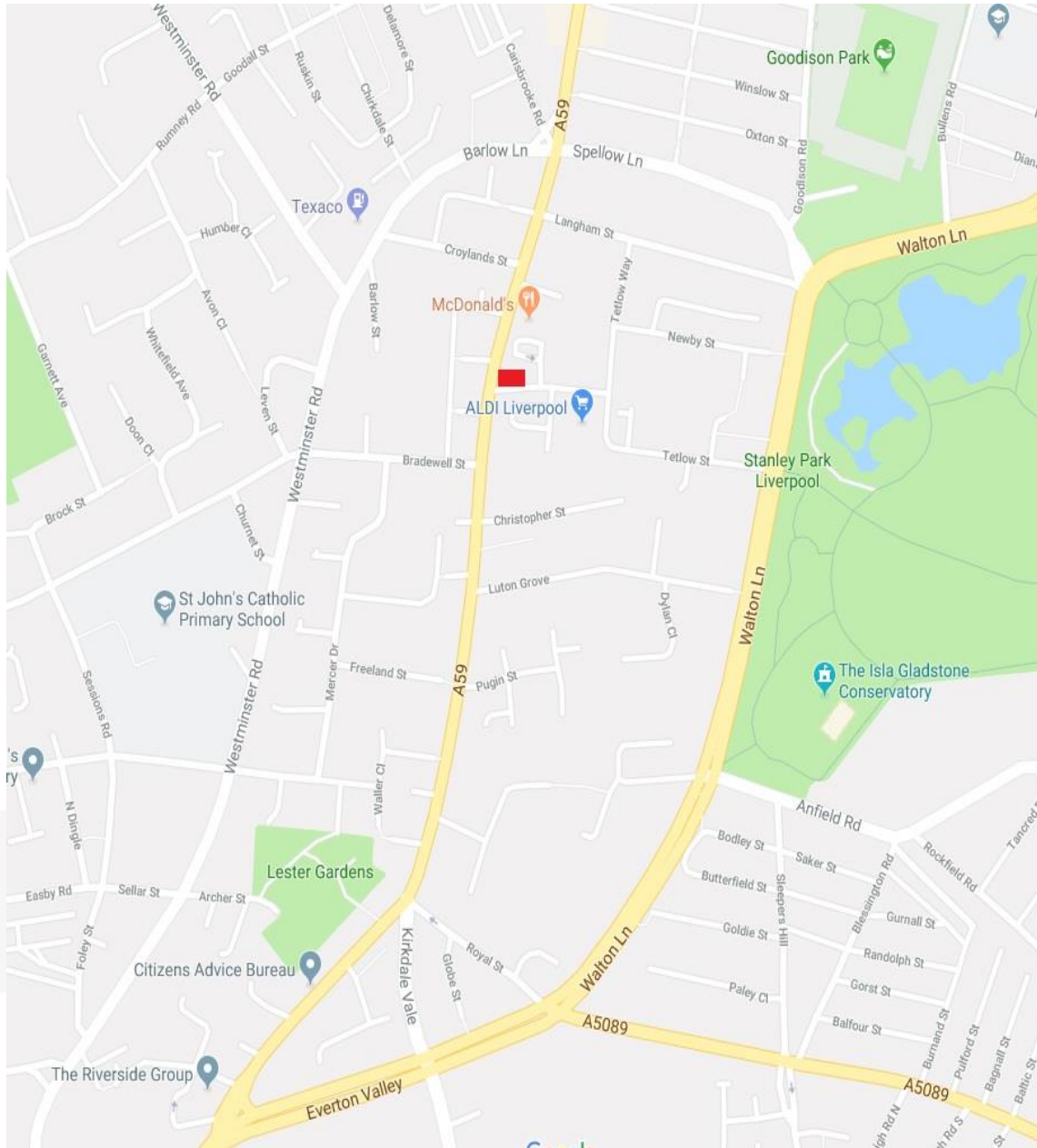
Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Simon Guest of Emanuel Oliver, 0151 236 6700
simon@emanueloliver.com.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) **Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.**