

# WOOLTON (LIVERPOOL)

59 ALLERTON ROAD  
L25 7RE

**FOR SALE / MAY LET  
(VACANT  
POSSESSION)**

**\*NO VAT\***

## Location

Woolton Village is an affluent suburb of Liverpool situated approximately 5 miles south of Liverpool city centre. The property is located on Allerton Road, within the prime retail pitch with nearby occupiers including Krisp & Kleen, The Grapes Inn and numerous independent retailers including a Chinese restaurant, coffee shops, salon and barber shop.

## Description/Accommodation

The premises comprise a former restaurant property trading over ground and first floors, benefitting from Class E planning consent having the following approximate net internal floor areas and dimensions:-

|                           |                  |                  |
|---------------------------|------------------|------------------|
| Internal Width            | 4.66 m           | 15' 3"           |
| Shop Depth                | 13.18 m          | 43' 3"           |
| <b>Ground Floor Sales</b> | <b>65.0 sq m</b> | <b>699 sq ft</b> |
| Ground Floor Kitchen      | 26.3 sq m        | 283 sq ft        |
| First Floor               | 45.0 sq m        | 484 sq ft        |

**EPC**  
C52

## Tenure

The property is held freehold.



## Price

Offers invited over **£275,000**

## Rent

**£25,000** per annum exclusive

## VAT

The property is **not** registered for VAT.

## Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value **£10,500**

Interested parties are advised to make their own enquiries with the local authority.

## 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.

## Legal Costs

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

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

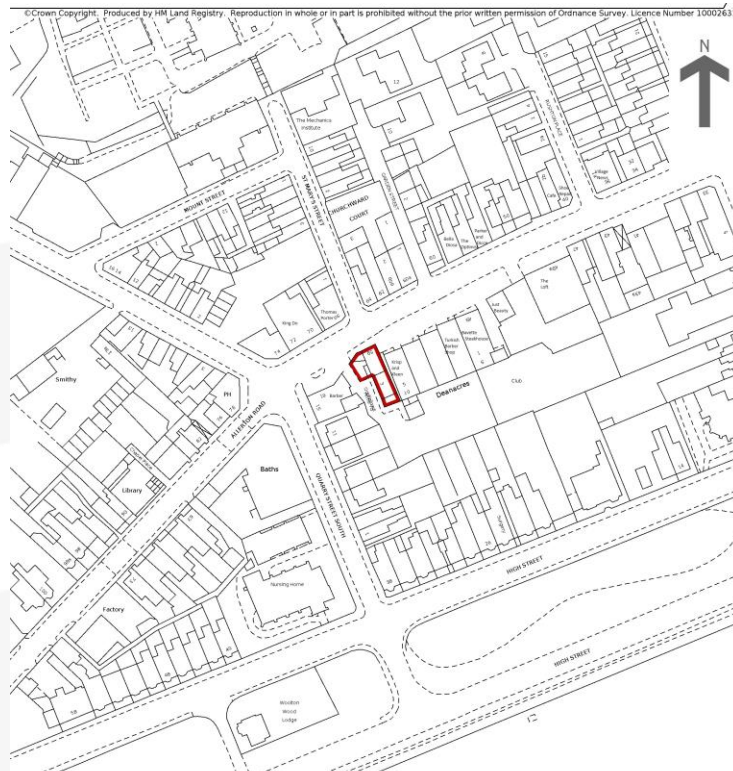
**Further information**

For further information please contact Dan Oliver  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)

*Ground Floor showing previous use:*



*Rear / side elevation:*



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.