

LOT  
52

## 9 Walton Vale, Liverpool L9 4RE

GUIDE PRICE **£120,000+**\*

VACANT COMMERCIAL

### Description

A retail investment currently producing a rental income of £13,650.00 per annum. The current tenant is not in occupation and will be vacating the property by 29th January 2023. The premises comprises a large open plan sales area together with first floor storage.

### Situated

Occupying a corner position fronting Walton Vale within a retail parade close to many local and national traders and approximately 6 miles from Liverpool city centre.

### Ground Floor

Sales Area – 95sqm (1,022sqft)  
WC

and will vacate the premises by 29th January 2023.

### First Floor

Storage and Kitchen – 37.84sqm (407sqft) WC

### Additional Notes

There is an outstanding dilapidation claim against the existing tenant, which will be passed onto the new purchaser unless it is settled. There is some asbestos in the floor tiles on the ground floor, there will be no viewings until this has been safely removed.

### Outside

Rear Yard

### Lease

The property is currently let to Ladbrokes Betting and Gaming Ltd at a current passing rent of £13,650.00 per annum plus VAT. The tenant is not in occupation

### EPC Rating

D



### Note

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.