



### Description

A substantial three storey commercial property occupying one full block on Walton Road. The property comprises a large inter connecting ground floor retail unit, with a separate retail unit (237) trading as 'Liver Laundrette' which is holding over at a rental of £9,000 per annum together with ancillary accommodation to the first and second floors which can be accessed via a separate side entrance. The property benefits from partial double glazing, steel roller shutters and rear loading bay. There is potential to convert the property to provide self-contained flats to the first and second floors subject to gaining any necessary consents. The ground floor also has potential to be split to form five individual commercial units. Total Area is approximately 13,680 sq ft

### Situated

Fronting Walton Road (A59) on a busy thoroughfare into Liverpool city centre approximately 2 miles away in a popular and well established location. Nearby occupiers include McDonalds, Farmfoods and Subway.

### Basement

214.43m<sup>2</sup>, 2,307sq ft

### 227-235 Ground Floor

Ground floor retail unit with main sales area (200.27m<sup>2</sup>, 155sq ft), Various ancillary areas (163.53m<sup>2</sup>, 1,760sq ft)

### 237 Ground Floor

'Liver Launderette' Main sales area, rear room, Kitchen, WC (not measured)

### First Floor

Various ancillary rooms (433.28m<sup>2</sup>, 4,662sq ft)

### Second Floor

Various ancillary rooms (259.91m<sup>2</sup>, 792sq ft)

### Outside

Loading Bay.

### Note

Please note Sutton Kersh have not internally inspected the property.

### EPC Rating

227-235 E. 237 D

### Joint Agent

SK Real Estate



PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS