

LOT

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266 Walton Road, Liverpool L4 4BE

GUIDE PRICE **£65,000+**\*

COMMERCIAL INVESTMENT

**Description**

A self-contained end terrace shop unit with storage above, occupied by the same trader for over 40 years and now let from June 2023 on a 10 year FRI Lease with 5yr review and no break clauses, producing £7,800 per annum plus a further £1,000 per annum from advertising panels on the flank wall. The property is linked by an opening at Ground Floor to the neighbouring units which are also part of the tenants business. The shop benefits from partial double glazing, separate metering and has recently been re-roofed. We are advised that when the tenant vacates he will brick up the dividing wall.

**Situated**

Fronting Walton Road (A59) at its junction with Spellow Lane in a popular and well established location close to local shops and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor**

Main Sales Area (401sq ft),  
Mezzanine (147sq ft), Staff  
Room (44sq ft)

**First Floor**

WC (44sq ft), Front Room  
(163sq ft), Rear Room (94sq ft)

**Second Floor**

Attic Room (106sq ft)

**Outside**

Yard to Rear

**EPC Rating**

E

**Rateable Value**

£13,750 (260–266 Walton Road)  
NO VAT ON SALE

