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**46**

**217–231 County Road, Walton, Liverpool L4 5PE**  
**COMMERCIAL INVESTMENT**

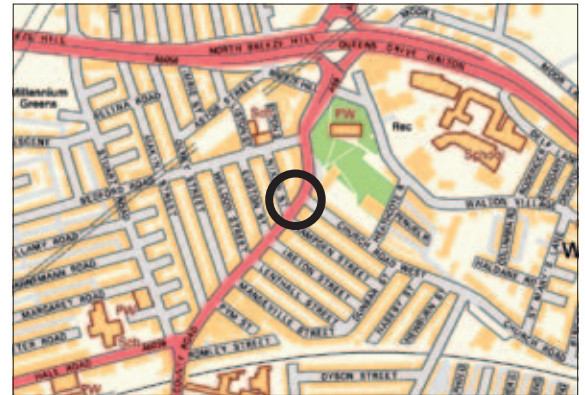
Guide price **£150,000+**



**A retail investment currently producing £25,620 per annum, and may be suitable for re-development on part of the upper floors subject to the necessary planning consents. The premises comprise six self-contained retail units, all units occupy the ground floor with the exception of 229–231 which extends over ground, first and second floors. The remainder of the upper floors are self-contained and currently let on a monthly agreement.**

**Situated**

The property is situated within an established retail parade fronting County Road (A49) one of the main arterial routes into Liverpool city centre which lies approximately 2 miles to the south.



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NEXT REVIEW/REVERSION
217 & 219	Paul Joseph Roberts T/A The Tanning Rooms	Sales area 86.4m <sup>2</sup> (190ft <sup>2</sup> ) Storage 10.20m <sup>2</sup> (110ft <sup>2</sup> )	6 years from 1st June 2009	£5,640.00	30th July 2015
221	Ms Carol Ennis T/A Iron Express	Sales area 33.3m <sup>2</sup> (36ft <sup>2</sup> ) Basement	6 years from 1st April 2006	£2,400.00	31st March 2012
223	Sayers Confectioners Ltd T/A Sayers	Sales area 23.60m <sup>2</sup> (254ft <sup>2</sup> ) Storage 19.80m <sup>2</sup> (213ft <sup>2</sup> )	6 years from 1st August 2012	£2,880.00	31st July 2018
225	Ms. Chelsi Collings T/A The Studio	Sales area 23.00m <sup>2</sup> (247ft <sup>2</sup> ) Storage 17.70m <sup>2</sup> (190ft <sup>2</sup> )	6 years from 1st March 2003	£2,400.00	28th February 2009
227	Tracey Williams T/A Tracy Kids Clothing	Sales area 23.40m <sup>2</sup> (252ft <sup>2</sup> ) Storage 14.50m <sup>2</sup> (156ft <sup>2</sup> )	6 years from 14th January 2008	£2,640.00	13th January 2014
229–231	Stevie Mac T/A Party Shop	Ground floor Sales area 59.30m <sup>2</sup> (638 sqft) Storage 19.30m <sup>2</sup> (208 sqft) Staff room 5.20m <sup>2</sup> (56 sqft)	6 years from 5th October 2012	£5,5820.00	4th October 2018
217–229	Gary Rockwood T/A Jade Fire Surrounds	First floor Workshop 136.29m <sup>2</sup> Office 9.36m <sup>2</sup>	Monthly Agreement	£3,840.00	
Current Rent Reserved Total				£25,620pa	