

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**FOR SALE**

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Investment, Retail

11 Walton Road, Liverpool, L4 4AD

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### Description

The property comprises a ground floor lock up shop unit extending to 38.09 sq.m (410 sq.ft), most recently used as a sandwich shop but would be suitable for a variety of uses. Accessed internally is a two bedroomed maisonette arranged over first and second floors to the rear is secure car parking.

### Location

The premises are located next door to William Hill bookmakers on the main arterial road heading north out of Liverpool City Centre. Being situated close to both Liverpool and Everton Football Stadia the location is extremely busy on matchdays.

0151 647 9272

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## Sale Price

£150,000

## Tenure

Freehold

## Accommodation

Sales	32.88m <sup>2</sup>	354ft <sup>2</sup>
Kitchen	5.2m <sup>2</sup>	53ft <sup>2</sup>
Basement Storage		

First Floor, Lounge Bathroom and Kitchen. Second Floor, Two Bedrooms. Outside, Rear Yard and Secure Parking Area.

## Rating Assessment

Rateable Value (Shop)	£2,500
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## Other Info

Joint Agents Almond Property 0151 702 0148  
(Contact Ian Taylor)

## Legal Costs

Each party will bear their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

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Viewing Strictly by arrangement with the joint agents:



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

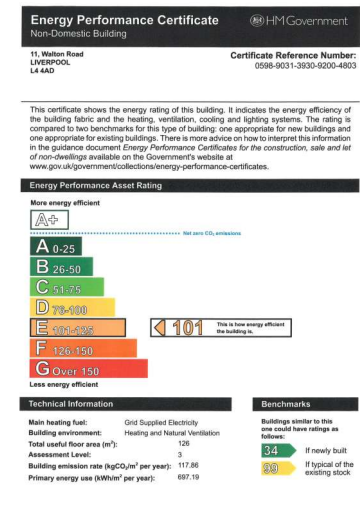
T: 0151 647 9272

**0151 647 9272**

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