

# To Let

## Liverpool 183-189, Walton Lane

### Location

The subject property is a prominent roadside unit situated on Walton Lane, adjacent Goodison Park Football Stadium, home to Everton Football Club. The property also benefits from c.30 space car park to the rear with access from Langham Street.

Walton sits north of Anfield and east of Bootle and Orrell Parks and boasts a large residential population of c.95,000.

Nearby occupiers include Aldi, McDonalds, Iceland and JD Wetherspoons.

### Accommodation

The property is arranged over ground and first floor, comprising the following approximate net internal floor areas:

Ground Floor:	4,811 sq ft
First Floor:	5,048 sq ft
Total:	9,859 sq ft

### Rent

Quoting £75,000 per annum exclusive.

### Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



### Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£64,000
UBR (2025/26):	0.555
Rates Payable:	£35,520

The Rateable Value is for ground floor only. Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC Rating

A copy of the EPC is available upon request.

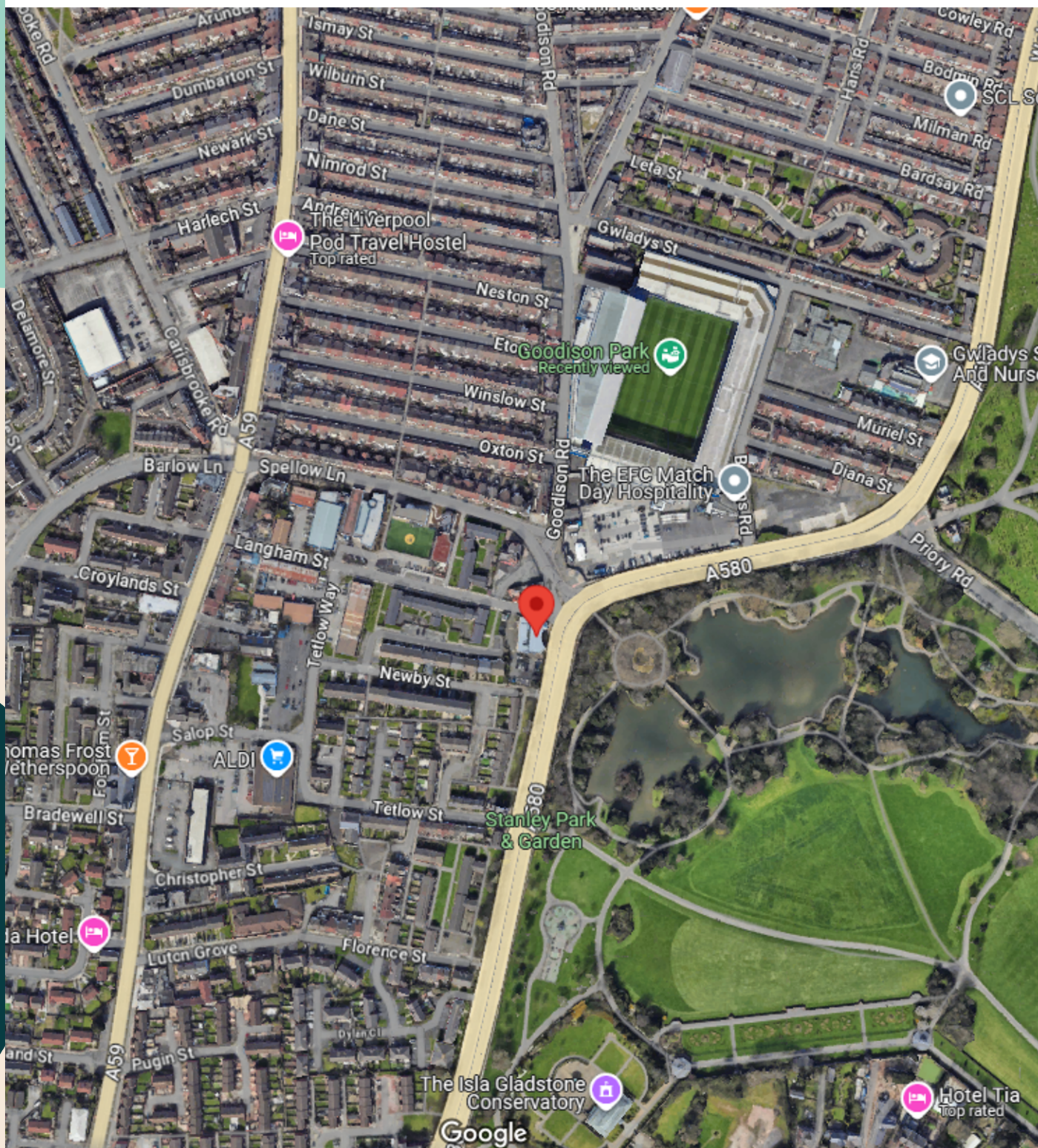
## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

Josh Gettins  
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07545846799

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07721127212





For more information contact:

**0208 076 6666**

**cited.co.uk**



**Cited**  
PROPERTY

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.