

To Let

Liverpool
183-189, Walton Lane

Subject to Vacant Possession

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.

Currently occupied by Everton Football Club and used as their club shop, they will provide vacant possession in August 2025 due to the club's relocation to Everton Stadium.

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: | 4,145 sq ft |
| First Floor: | 4,145 sq ft |
| Total: | 8,290 sq ft |

Rent

Quoting £95,000 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 (2024/25): | 0.546 |
| Rates Payable: | £39,944 |

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.

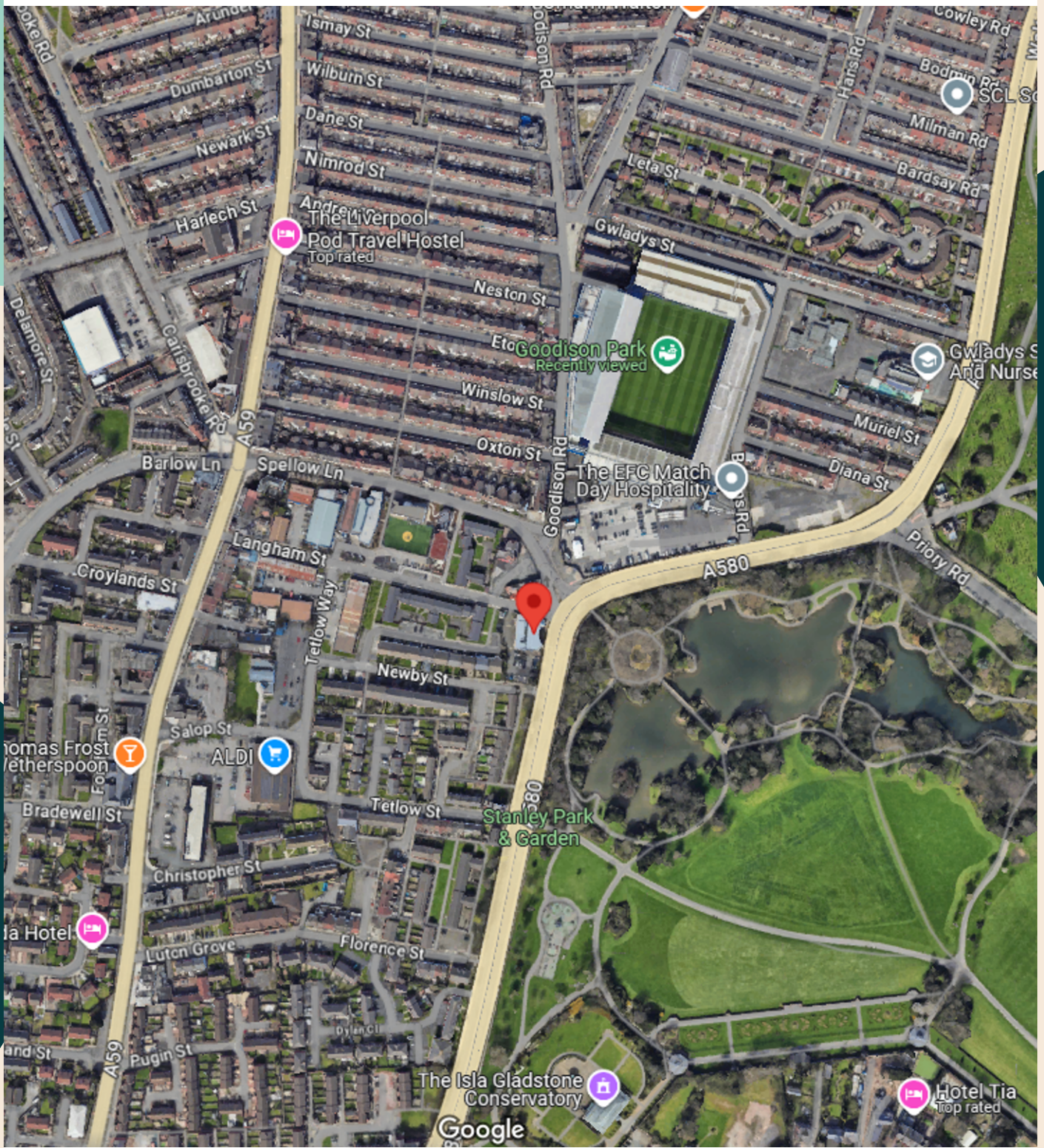
Viewing

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

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For more information contact:

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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.