TO LET

Double Fronted Retail Premises

£59,500 per annum



9-13 County Road, Walton, Liverpool L4 3QA

LOCATION

The premises occupies a prominent position fronting County Road, approximately 3 miles north of Liverpool City Centre. County Road forms part of the A59, which is a major arterial road connecting north Liverpool to the city centre. Nearby occupiers include The Garden Café, GO LOCAL, Trutex Schoolwear, Pete's Tackle Box and WOFFLE.

DESCRIPTION

The property comprises a ground floor glazed double shop front within a 3-storey brick parade. The double shop front is of aluminium framing with a recessed automatic door entrance and has electric roller shutters. The inside of the property is consistent with a retail premises, with suspended tiled ceiling and lighting, and vinyl flooring. To the right-hand rear of the property are staff offices, storage facilities and a loading bay. There is shared customer parking to the rear of the premises.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	14,877 sq.ft.	(1,382 sq.m.)
Ground Floor Storage	1,363 sq.ft	(126 sq.m.)

TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£59,500 per annum exclusive of business rates and maintenance charge.

VAT

The property is elected for VAT.

UNIFORM BUSINESS RATES

The property has been assessed as having a Rateable Value of £86,500 with effect from 1st April 2026.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan, John Barker or Sion Jones of Hitchcock Wright & Partners.

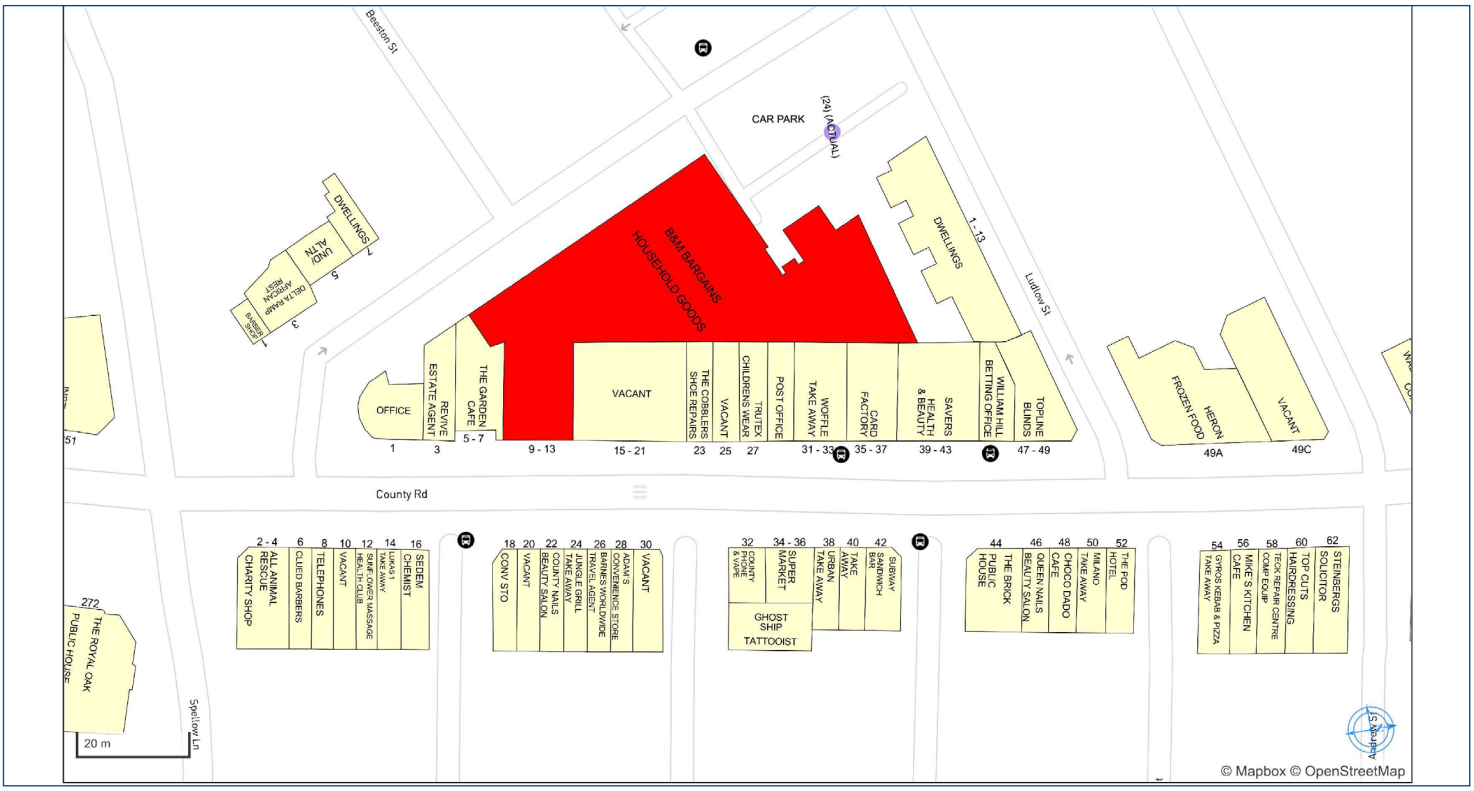
Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwandp.co.uk
johnbarker@hwandp.co.uk
sionjones@hwandp.co.uk

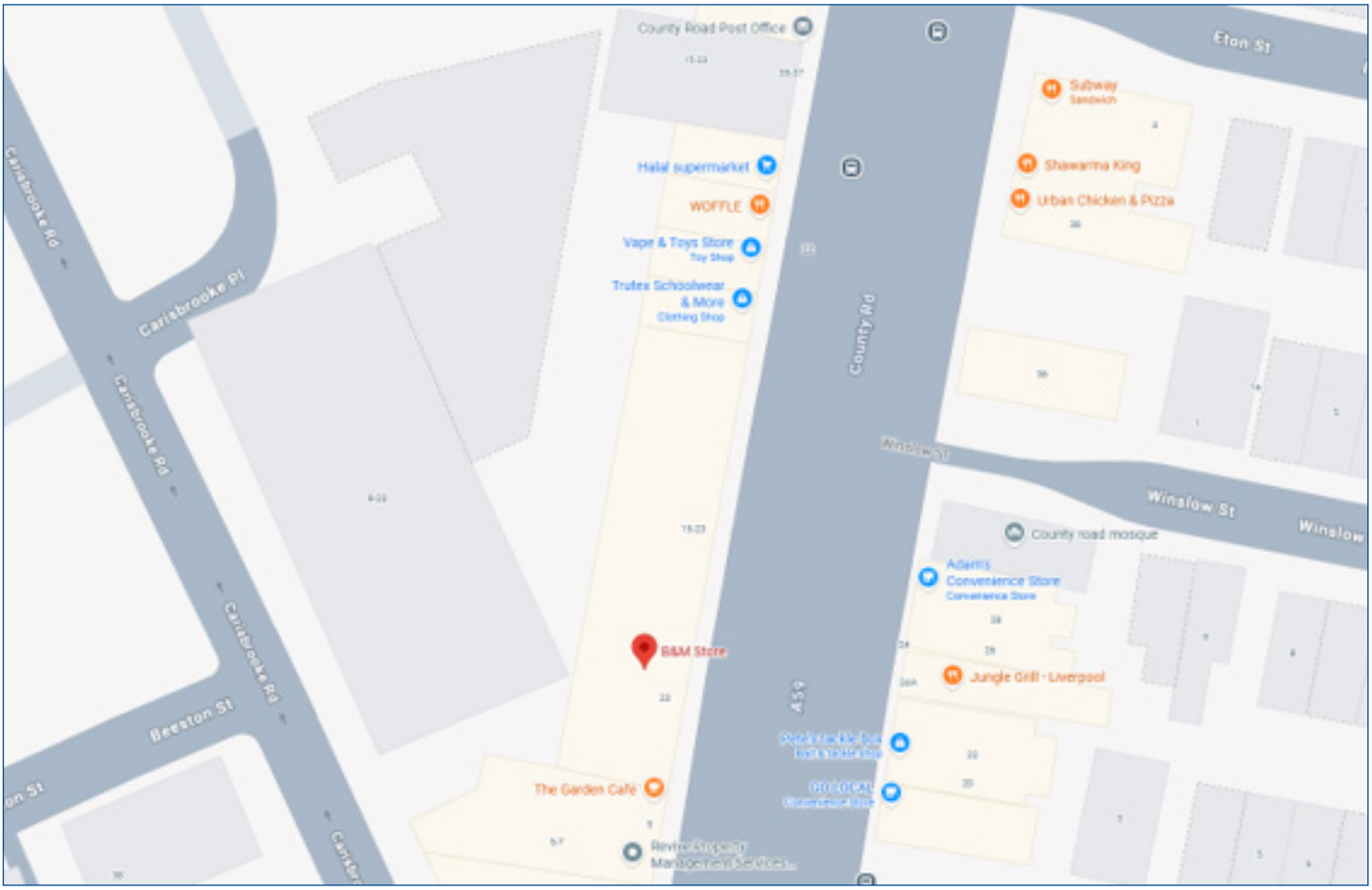
Subject to Contract

Details Prepared October 2026

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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