



STIRLING  
ACKROYD

**TO LET**

**213-217 Walton Road,  
Liverpool, L4 4AJ**

**1,174 sq ft**

Prime retail/showroom  
for rent on Walton Road,  
L4

[stirlingackroyd.com](http://stirlingackroyd.com)

# LEADERS



## Description

For lease: Prime commercial unit on Walton road, L4 4AJ. This versatile space offers ample square footage, large storefront windows for optimal visibility and is strategically placed in a bustling commercial area. Ideal for retail, office or service orientated businesses.

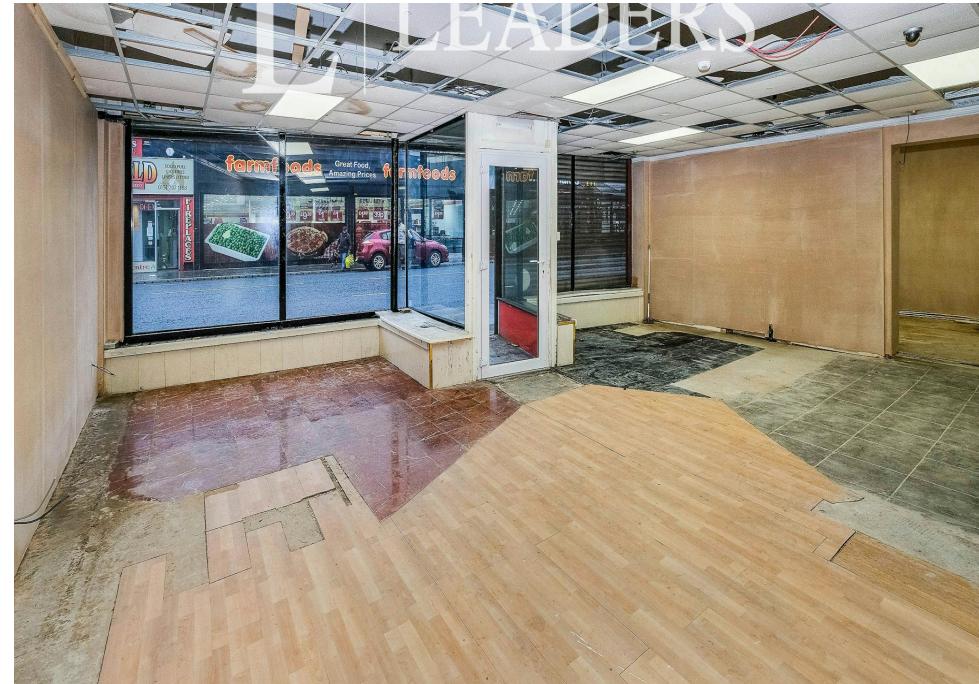
The unit benefits from high ceilings throughout, a kitchen area, large open shop floor and has plenty of foot traffic due to its neighbouring businesses. Don't miss the chance to elevate your business in this thriving community location earmarked for future regeneration.

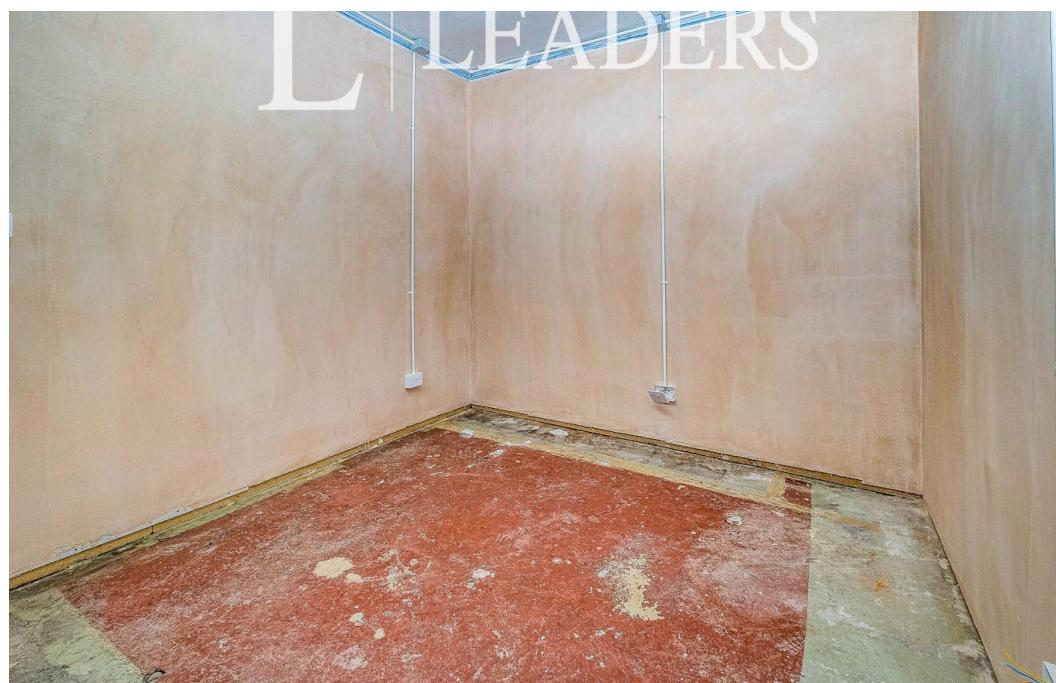
## Location

The premises are situated in the popular area of Walton a densely populated residential area. The premises have a prominent frontage to Walton Road (A59) one of the main arterial routes into the city.

## Key points

- Total unit space - 1,174 square foot
- Prominent frontage on Walton Road
- Amazing business opportunity
- Great location
- Spacious open shop floor
- Lease details upon request
- Heavy foot traffic
- Large shop front windows





## Accommodation

Name	sq ft	sq m	Availability
Ground	1,174	109.07	Available

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com

## Rents, Rates & Charges

Lease	New Lease
Rent	£1,200 per month
Rates	£4.88 per sq ft
Service Charge	On application
VAT	On application
EPC	C (54)

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