



FOR SALE

21 Pym Street,
Walton, Liverpool,
L4 5TH

- Single-Storey Workshop / Storage Unit
- Convenient location just off County Road
- Suitable For A Number Of Uses, Subject To Planning

Location

The property is situated on Pym Street, a residential side street just off County Road in the Walton area of Liverpool, approximately 3 miles north of Liverpool City Centre. County Road is a well-established local commercial thoroughfare providing a wide range of shops, convenience stores, cafés, takeaways and other services, together with regular public transport links to the city centre and surrounding areas. The wider locality is characterised predominantly by traditional terraced housing with commercial uses concentrated along County Road. The property also benefits from convenient access to the wider road network, with Queens Drive and the A59 within relatively close proximity, providing connections across Liverpool and towards the M57 and M62 motorway networks.

The Property

The property comprises a single-storey workshop/storage unit of traditional brick construction, providing predominantly open-plan accommodation together with basic ancillary facilities. Internally, the unit provides a functional workshop/storage area with concrete flooring, painted blockwork walls and fluorescent strip lighting, together with a small kitchenette/sink area and WC provision. Loading access is provided via a roller shutter door, with a separate pedestrian entrance. The accommodation is of a basic specification and would benefit from some modernisation, but offers flexible space suitable for a variety of workshop, storage, trade or similar commercial uses, subject to the necessary consents.

Accommodation

We understand the premises has been measured the previously in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

78.12 (840 sq.ft)

Tenure

We understand that the premises are held Freehold.

Price

£50,000

Rates

We understand through internet enquiries that the property has a rateable value of £5,600. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates

EPC

The property has an Energy Performance Rating of D93. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact the Team: commercial@skre.co.uk

