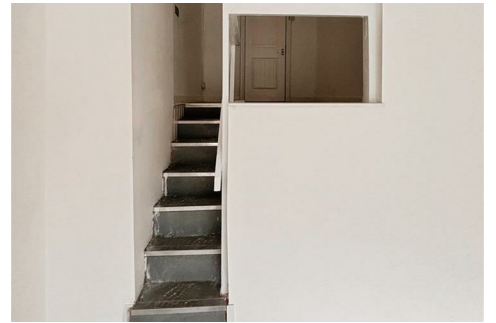




J&D ESTATE AGENTS

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196 Walton Village, Liverpool, Merseyside L4 6TW

£420 Per month

Nestled in the charming Walton Village area of Liverpool, this commercial property presents an excellent opportunity for entrepreneurs and business owners alike. The ground floor retail shop boasts a prominent double-glazed frontage, ensuring ample natural light and visibility for your business. The modern electric shutters provide added security, giving you peace of mind when the shop is closed.

In addition to the retail space, the property features a rear workspace, which is ideal for storage or additional operational needs. The inclusion of WC facilities enhances convenience for both staff and customers, making this an all-encompassing space for various business ventures.

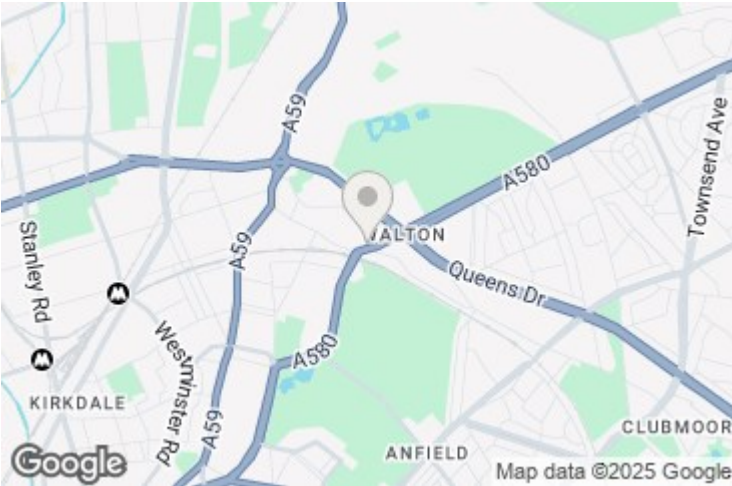
Walton Village is a vibrant community with a mix of local shops and amenities, ensuring a steady flow of foot traffic. This location is not only accessible but also offers a welcoming atmosphere for potential customers. Whether you are looking to establish a new business or expand an existing one, this property is well-suited to meet your needs.

With its strategic location and practical features, this commercial property in Walton Village is a fantastic opportunity to invest in a thriving area of Liverpool. Don't miss the chance to make this space your own and contribute to the local business landscape.

Toilet



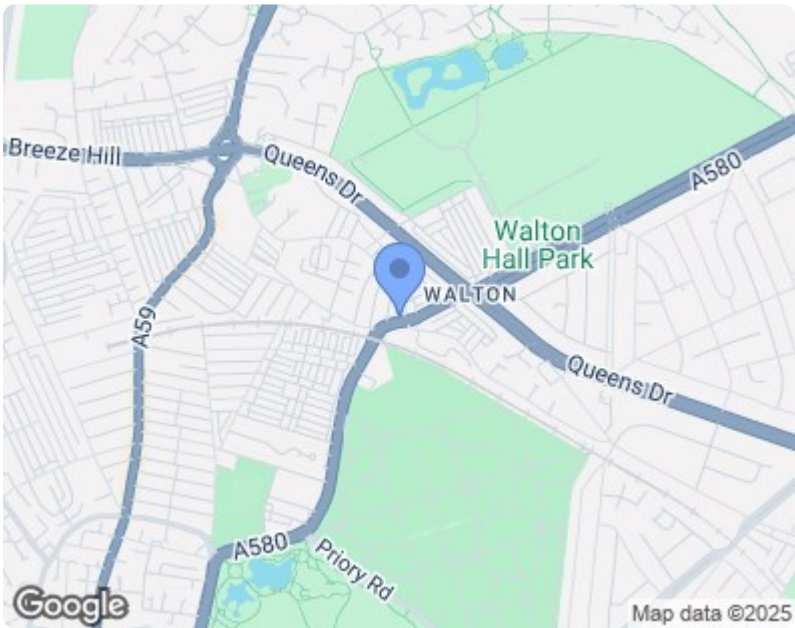
Front



Back



Kitchen



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	