Barker Proudlove

Manchester Office:
0161 631 2852

For Sale



Walton

96 Hale Road & 134A Carisbrooke Road, L4 3RL

Ground Floor: 623 sq ft (57.88 sq m)
Price: OIRO £80,000

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Location & Description:

- Walton is a densely populated residential suburb approximately 3.2 miles north east of Liverpool and 2 miles east of Bootle town centre.
- The subject property is located on Hale Road which is predominantly a residential street just off the main high street, County Road.
- Nearby occupiers include Go Local, Pizzeria Grill and Hale Road News.
- A ground floor retail unit which is currently vacant.
- The first floor residential accommodation benefits from its own separate access.

Demise:
Ground Floor 623 sq ft (57.88 sq m)
First Floor - not measured (no access)

Tenure:
The premises are held on a long leasehold for a term of 999 years from 25 March 1895 at a rent of £14 per annum exclusive.

Price/Rent:
Offers in the region of £80,000.

Planning:
We understand the property has planning for sui generis use as a betting office. Interested parties are advised to make their own enquiries with the Local Authority.

EPC:
Energy Performance Rating Assessment - C.

Legal and Professional Fees:
Each party to bear their own costs.

VAT:
We have been informed by our client that the property is not elected for VAT. Interested parties are advised to make their own enquiries.

Rating Assessment:
Rateable Value (April 2026) £4,100.
Interested parties are advised to contact the local business rates department.

Date Prepared:
October 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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simon@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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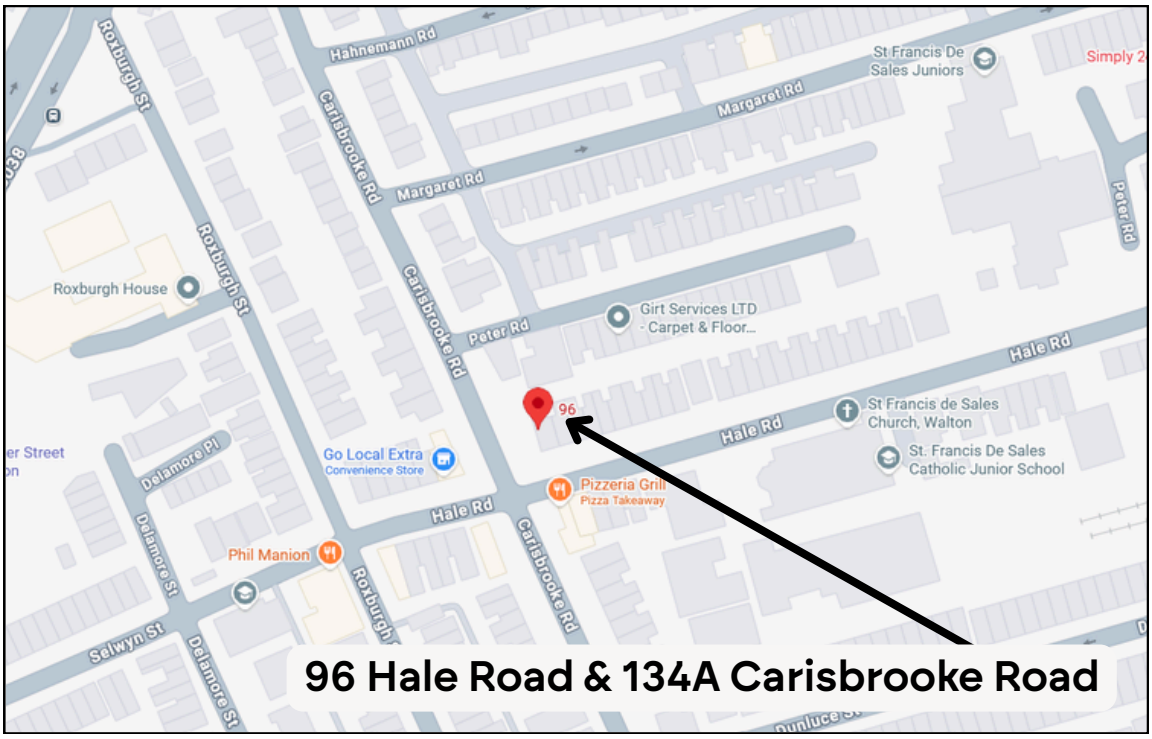

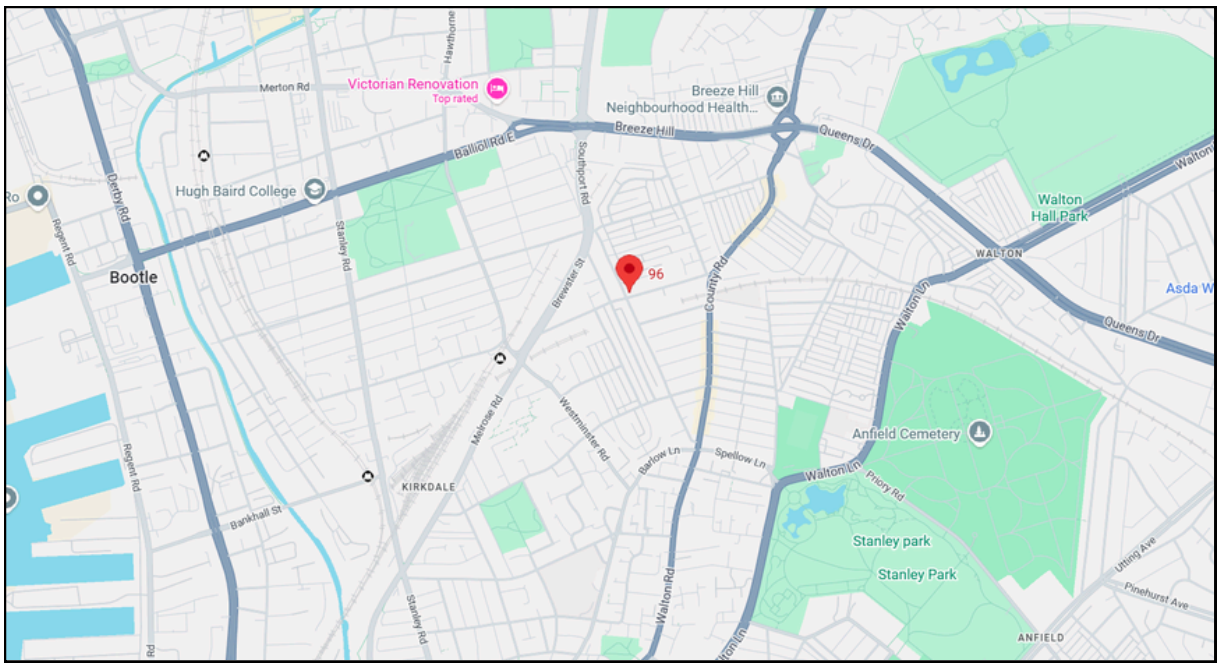

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