

LOT  
47

86 Derby Lane, Liverpool L13 3DN

GUIDE PRICE **£60,000+**\*

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit within a middle terraced two-storey building benefiting from steel roller shutters and double glazing. The property is currently trading as Joes Café and let by way of a renewed 5-year lease commencing July 2022 producing £6,600 per annum. We are advised that the current tenant has been in situ approximately 7 years. The flat upstairs is not included in the sale and has been sold off separately!

### Situated

Fronting Derby Lane in a mixed commercial/residential location within walking distance to the popular Old Swan Amenities.

### Ground Floor

Cafe with 20 covers, Rear kitchen, Store and WC.

### Outside

Yard to rear.

### EPC Rating

D.

