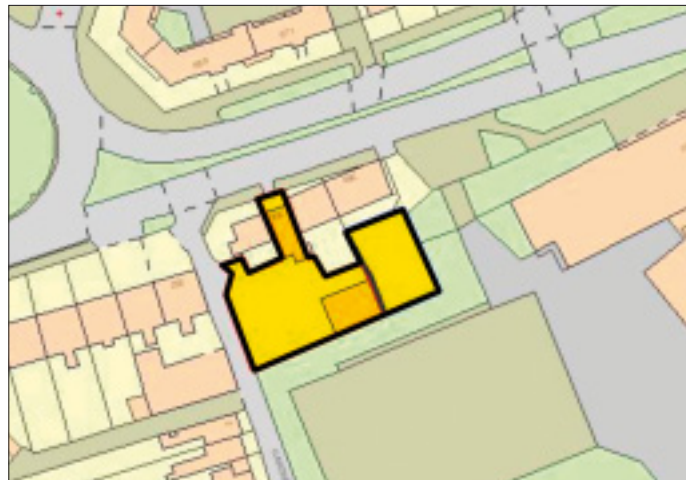


LOT
101

356 West Derby Road, Liverpool L13 7HQ

VACANT COMMERCIAL

Guide price **£60,000 +**



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Not to scale. For identification purposes only

A middle terraced former cottage which has been converted and extended to provide office accommodation, with a large yard to the rear together with detached workshop and office. The property would be suitable for a number of uses, subject to the relevant consents. The land is edged in red and blue on the plan and the tenure for the land edged red is held on a 99 year lease from 1st January 1988 and the land edged blue is held on a 999 year lease from 18th April 1995. The freeholder/landlord is Liverpool City Council and there is no ground rent.

Situated

Fronting West Derby Road in the suburb of Tuebrook close to local shopping, schooling and transport amenities approximately 2.5 miles from Liverpool City Centre

Ground Floor

37.34m² (402 sq.ft)

First Floor

25.60m² (276 sq.ft)

Workshop

72.80m² (784 sq.ft)

Office

16.53m² (178 sq.ft)

Total 152.27m² (1,640 sq.ft)

Joint Agents

Edward Symmons and Partners

