



TO LET

43 Derby Lane,
Liverpool, L13 6QA

- Attractive self-contained unit.
- Adjacent to Old Swan District Centre.
- Approx. NIA 610 sq. ft (56.7 sq. m)

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Location

The property is situated on the westerly side of Derby Lane, at its junction with Brookland Road East, approximately a quarter of a mile (0.4km) from the junction between Derby Lane and Prescott Road (A57).

It is located close to Old Swan District Centre, within a popular local retail area.

The Property

The unit is in excellent decorative order and has steel external security shutters to all windows.

Internally, it provides a clear span retail unit, with a laminate floor and feature lighting. It benefits from excellent natural daylight. To the rear of the unit is a separate amenity section comprising a WC and kitchenette area.

Externally, there is a fore court area which can accommodate 2 motor vehicles

Accommodation

We have measured the property on a net internal floor area basis and calculate the areas to be as follows:-

610 sq. ft (56.7 sq. m)

Tenure

The accommodation is available to let by way of a new effective fully repairing and insuring lease at a rental of £14,500 per annum exclusive.

Rates

Rateable Value £3,950

EPC

We understand the property has an Energy Performance Rating of C. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

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