



FOR SALE

537 West Derby Road,
Liverpool, L13 8AA

- Commercial Investment Opportunity
- Main Arterial Route
- Scope to Re-gear
- Potential Rental Income: £12,000 per annum.

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Location

The property is prominently situated on West Derby Road (A5049), a key arterial route approximately 1.8 miles northeast of Liverpool city centre, in the Tuebrook district. The area is a well-established mixed-use urban environment comprising residential, retail, and service uses. The property forms part of a busy commercial frontage within a parade of similar buildings, typically offering ground-floor commercial accommodation with upper-floor residential or ancillary space. Nearby occupiers include national and local retailers such as Greggs, KFC, and Heron Foods, along with public amenities like the Post Office and St John the Baptist's Church. The location benefits from strong public transport connectivity, with frequent bus services linking to the city centre and surrounding suburbs

The Property

The property is a two-storey Victorian mid terraced building of traditional brick construction, comprising a ground floor retail unit with a relatively open plan retail sales area with access to the upper floors by way of an internal staircase to the rear. The first and second floor comprises of ancillary storage accommodation with bathroom and kitchen facilities. Internally, the ground floor benefits from fully fitted mobile phone and computer repair shop consisting of suspended ceiling incorporating fluorescent strip lighting, CCTV and laminate flooring throughout. Externally, the property benefits from an aluminum framed single-glazed frontage and nearby kerbside parking provision

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground floor: 45.8 sq.m (493 sq.ft)

First floor: 28.8 sq.m (310 sq.ft)

Second floor: 35.8 sq.m (385 sq.ft)

Tenancy Information

We understand that the full building is currently occupied by way of a Full Repairing and Insuring Lease to a mobile phone and computer repair occupier for a Term of 5 Years from 11 September 2020 at a current passing rent of £8,100 per annum.

Further details available upon request.

Tenure

Freehold.

EPC

A full copy of the EPC is available upon request.

Price

£165,000.

Rates

We understand through internet enquiries that the property has a rateable value of £5,900. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

