

LOT  
**66**

66/66a Derby Lane, Old Swan, Liverpool L13 3DN

GUIDE PRICE **£70,000+\***

VACANT COMMERCIAL

- Vacant retail unit with two/three bedroomed flat above
- Double glazing
- Central heating

A mixed use premises comprising a vacant retail unit to the ground floor which until recently traded as a hairdressers together with a self-contained two/three bedroomed flat to ground and first floor level with its own front entrance. The property benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, subject to any consents. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £11,000 per annum.

**Situated** Fronting Derby Lane just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool city centre.

**Outside** Rear Yard, WC

**Ground Floor** Retail Unit Main Sales Area, Kitchen, WC  
Flat Hall, Kitchen, Dining Room.

**First Floor** Flat Landing, Living Room, three Bedrooms, Bathroom/WC

