

LOT

18

55 Derby Road, Huyton, Liverpool L36 9UQ

GUIDE PRICE **£300,000+***

COMMERCIAL INVESTMENT

Description

A commercial Investment opportunity currently let to Bank of Scotland PLC by way of a 5-year FRI lease from December 2021 producing £27,000 per annum with a break clause at year 3. The property comprises a two storey terraced property providing Retail Banking on the ground floor together with offices and staff welfare and plant room on the first floor.

Situated

In the centre of Huyton village in a popular location within walking distance to local amenities and transport links.

Ground Floor

Retail banking area, Two offices, Counter Facility (188.54 sqm)

VAT

May be payable on this lot unless the buyer opts to tax.

First Floor

Three offices, Staff Welfare facilities, WC facilities, Plant room (111.25 sqm)

EPC Rating

C

Outside

Communal rear service yard.

Note

Please note Sutton Kersh have not internally inspected the property and all information has been supplied by the vendor.

