

LOT
23

106-110 Queens Drive, West Derby, Liverpool L13 0AJ
COMMERCIAL INVESTMENT

Guide Price **£20,000 +**



A retail investment currently producing £7,500pa. (No 110) The property comprises two ground floor retail units with flats above. 110 Queens Drive is let whilst 106 & 108 have been fire damaged, and is in need of repair and modernisation.

Situated

The property is situated on Queens Drive (A5058) close to its junction with Larkhill Place, Queens Drive is a busy arterial route which links the M62 to both the north and south sides of the city. The property is located in a parade of local retailers.

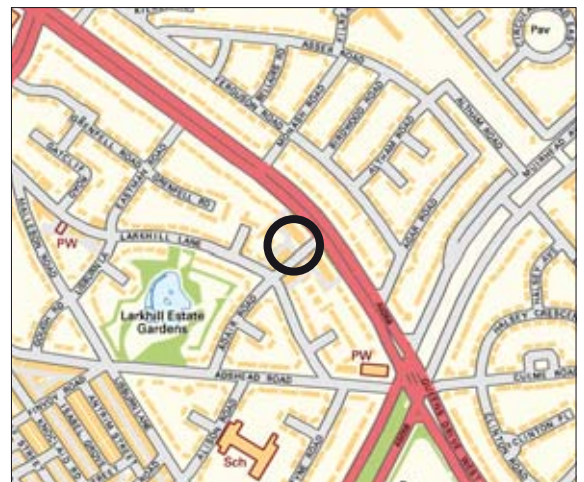
Lease

110 Queens Drive is let for a term of 15 years from 1st June 2002 at a rent of £7,500pa. FR&I terms with 5 yearly rent reviews.

Tenure

110 Queens Drive held long leasehold for a term of 99 years from 31st August 1922 at a peppercorn rent. 106 Queens Drive held long leasehold for a term of 99 years from 30th December 1927.

Joint Agents



Not to scale. For identification purposes only

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NO	ACCOMMODATION
106/ 108	Ground floor shop First floor living accommodation (Fire damaged, not inspected)
110	Ground floor shop First floor flat (Not inspected)