

LOT  
**69**

# 356 West Derby Road, Liverpool L13 7HQ

VACANT COMMERCIAL

Guide price **£70,000+**



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Not to scale. For identification purposes only

**A middle terraced former cottage which has been converted and extended to provide office accommodation, with a large yard to the rear together with detached workshop and office. The property would be suitable for a number of uses, subject to the relevant consents. The land is edged in red and blue on the plan and the tenure for the land edged red is held on a 99 year lease from 1st January 1988 and the land edged blue is held on a 999 year lease from 18th April 1995. The freeholder/landlord is Liverpool City Council and there is no ground rent.**

### Situated

Fronting West Derby Road in the suburb of Tuebrook close to local shopping, schooling and transport amenities approximately 2.5 miles from Liverpool city centre

**Ground Floor** 37.34m<sup>2</sup> (402ft<sup>2</sup>)

**First Floor** 25.60m<sup>2</sup> (276ft<sup>2</sup>)

**Workshop** 72.80m<sup>2</sup> (784ft<sup>2</sup>)

**Office** 16.53m<sup>2</sup> (178ft<sup>2</sup>)

**Total** 152.27m<sup>2</sup> (1,640ft<sup>2</sup>)

### Joint Agents

Edward Symmons and Partners

