

**60 Derby Lane, Stoneycroft, Liverpool L13 3DN****COMMERCIAL INVESTMENT****\*GUIDE PRICE £40,000–£45,000**

A ground floor office investment property currently let by way of a 5 year lease until 2020 to Swan Lettings with a current passing rent of £400 per calendar month (£4800 per annum) rising to £425, £450 and £475 per calendar month as fixed rent reviews. The property is in good order throughout and benefits from double glazing and gas central heating.



Not to scale. For identification purposes only

**Situated** Derby Lane lies between Queens Drive, West Derby the A5058 and Prescot Road A57 within close proximity to local amenities including Old Swan and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Front Office	19.89m <sup>2</sup> (214.10 sqft)
Rear Office	12.89m <sup>2</sup> (138.75 sqft)
Bathroom/WC with shower	
Rear Office	9.42m <sup>2</sup> (101.39 sqft)