

LOT

87

24 Derby Lane, Liverpool L13 3DL

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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- **Commercial investment producing £9,000pa.**

Description An end of terrace two storey commercial property currently trading as “Donnas hair Salon by way of a rolling full insuring and repairing commercial Lease which commenced in June 2006. The rental income is approximately £9,000 per annum. The property benefits from tiled flooring, electric strip lighting, timber-framed single glazed frontage, electric roller shutters and a part-raised floor to the rear. There is potential to convert the first floor to provide a one bedroomed flat with its own separate front entrance, subject to any necessary consents.

Situated Fronting Derby Lane in the Old Swan area close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Shop Area 26.8m² (188.45ft²)
Rear Storage 10.68m² (114.9ft²)
Kitchenette 5.02m² (54.03ft²)

First Floor Front Room 32.9m²
Rear Room 11m² WC

Total NIA 86.4m² (930ft²)

Outside Yard to the rear

Joint Agent
SK Real Estate

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PROPERTY CONSULTANTS - QUALIFIED SURVEYORS & VALUERS