

24 Derby Lane, Old Swan, Liverpool L13 3DL
*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A commercial investment producing £9,000.00 per annum.**

Description A two storey commercial property currently trading as “Donna’s hair Salon” by way of a rolling FRI 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 (188.45sq ft)
Rear Storage 10.68m² (114.9sq ft)
Kitchenette 5.02m² (54.03sq ft)

First Floor Front Room 32.9m²
Rear Room 11m² WC

Total NIA 86.4m2 (930sq ft)

Outside Yard to the rear

Joint Agent
SK Real Estate

