

LOT
34

24 Derby Lane, Old Swan, Liverpool L13 3DL

***GUIDE PRICE £60,000+**



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 – 26.8 sq m (188.45 sq ft)
Rear Storage – 10.68 sq m (114.9 sq ft)
Kitchenette – 5.02 sq m (54.03 sq ft)

First Floor Front Room – 32.9 sq m
Rear Room – 11 sqm
WC, Total NIA – 86.4 sq m (930 sq ft)

Outside Yard to the rear