

LOT
49

18/18a West Derby Village, Liverpool L12 5HW

GUIDE PRICE **£225,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment opportunity producing a rental income of £23,100 per annum. The property comprises two ground floor commercial units. 18 is currently let by way of a 5 year lease from 16/02/24 to Sutton Kersh Estate Agents producing a rental income £16,500 per annum. 18A is currently let by way of a 3 year lease from 01/01/24 to a fitness studio producing a rental income of £6,600 per annum. The property benefits from double glazing, central heating, air conditioning and electric steel roller shutters.

Situated

In the heart of West Derby Village close to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

18 Main Sales area, Reception, 3 offices, kitchen and WC

18A Studio with kitchen and WC

EPC Rating

18 C. **18a** E

