

GROUND FLOOR SHOP FOR SALE

with Vacant Possession



601 West Derby Road, Tuebrook

Liverpool L13 8AE



383 sq ft

Ground Floor Area



£90,000

Price



£5,200

Rates - RV



TBC

EPC

- Well located fronting West Derby Road (A5049), a major arterial route linking Liverpool city centre to Queens Drive, Liverpool's primary ring road.
- High traffic volumes throughout the day, support a good and strong passing trade
- The area includes a mix of independent retailers, takeaways, convenience stores as well as a weekly market, creating a busy and lively local high street environment.
- Neighbouring retailers include Iceland, Post Office, Greggs, William Hill, KFC, Subway, Heron Frozen Foods, Morrisons Daily and The British Heart Foundation.
- On street parking is available to the front of the premises
- Sold with Vacant Possession



Location

Tuebrook is a dense residential suburb in the north east of Liverpool located along West Derby Road (A5049), a major arterial route linking Liverpool city centre with Queens Drive, the city's primary ring road.

The area is known for its busy shopping area which hosts retailers such as Iceland, William Hill, Greggs, Subway, KFC, The British Heart Foundation, Post Office, Morrisons Daily and Heron Frozen Foods, together with local well known independent businesses such as Bexley's Butchers, Tuebrook Eyecare and The Musical Box record shop.

Local amenities also include a weekly market and the Peter Lloyd Leisure Centre.

Description

This ground floor shop has a glazed frontage and sales area. There is a small yard area to the rear.

There is on street parking available in front of the shop.

This compact, well located retail unit with prominent frontage onto a major arterial road, together with the consistent footfall and strong mix of local and national retailers makes this an attractive opportunity.

Area

Ground Floor 383 sq ft (35.60 sq m)

Tenure

Freehold.

The property will be sold with Vacant Possession.

Price

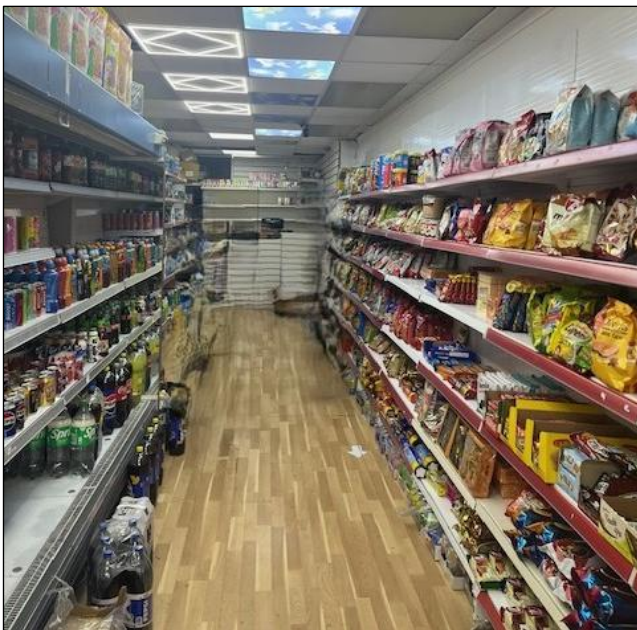
£90,000.

Rates

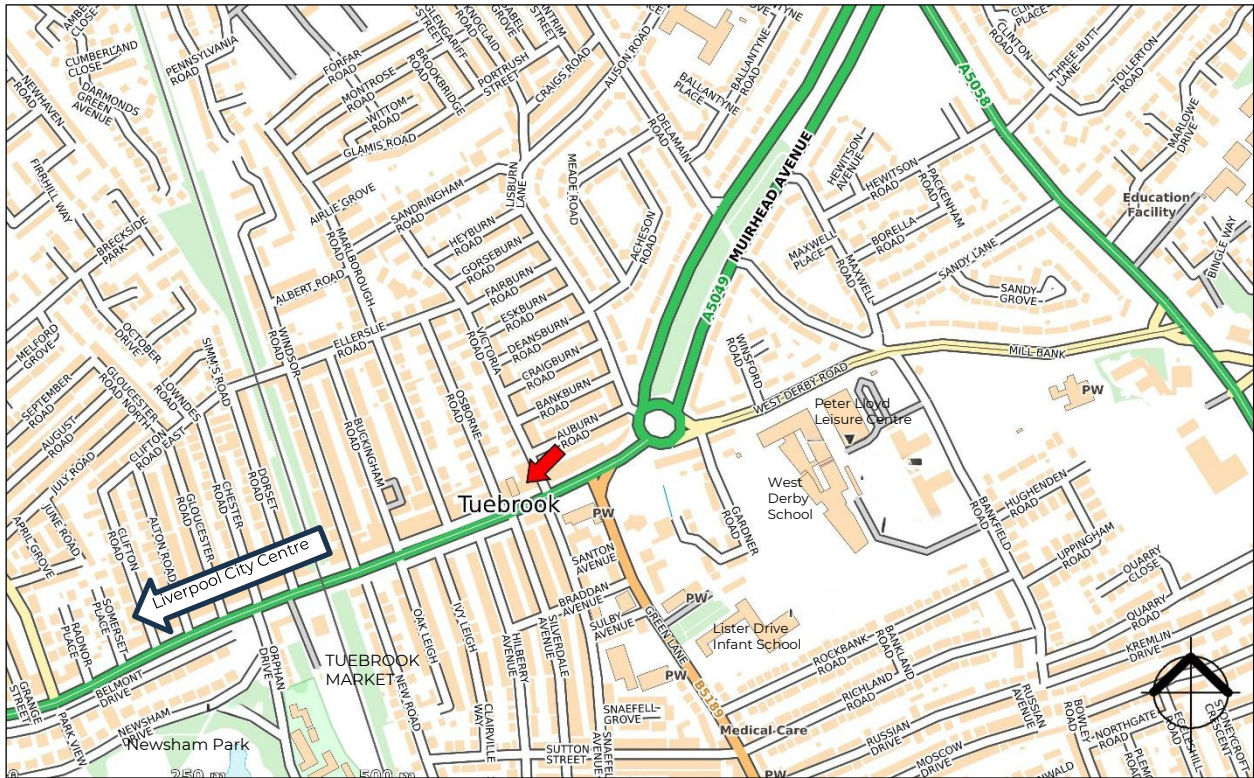
Rateable Value April 2026 Valuation: £5,200

EPC

To be commissioned.



601 West Derby Road Liverpool L13 8AE



Planning

The premises currently benefit from Class E Planning Permission but would be suitable for a number of uses subject to the necessary consents.

Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on: https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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