

FOR SALE/ MAY LET

33 DEYSBROOK LANE, WEST DERBY,
LIVERPOOL, L12 8RE

- ❖ Prominent Corner Position
- ❖ Self Contained Commercial Unit
- ❖ Off-road Parking
- ❖ 666 sq. ft (61.86 sq. m)
- ❖ Previously Trading as Hair and Beauty Salon
- ❖ Suit a Variety of Uses (STP)



LOCATION

33 Deysbrook Lane is located in the area of West Derby, 4 miles north east from Liverpool City Centre. The M57 is 3 miles east of the property, within 10 minutes of the motorway. There area also benefits from a parade of shop located next to the property.

DESCRIPTION

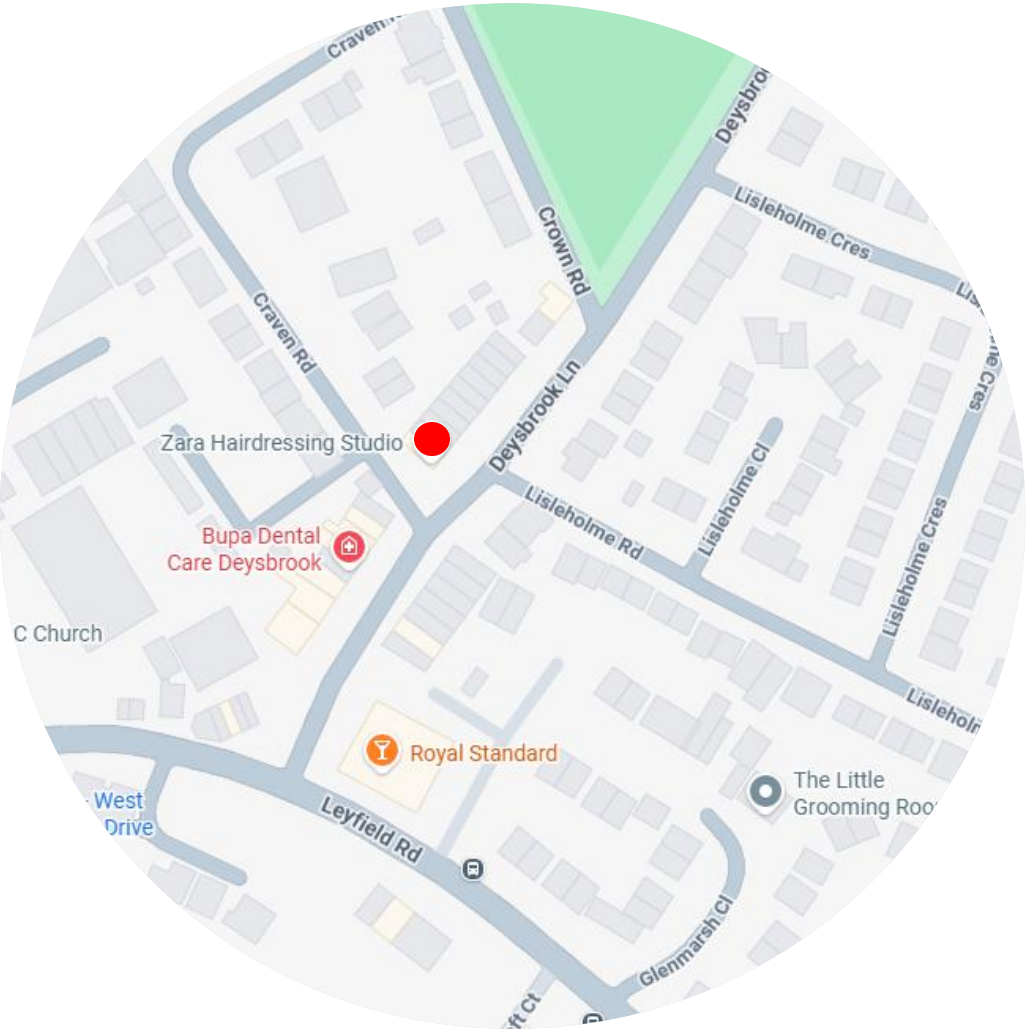
A self contained commercial property located over lower ground floor, ground floor and first floor. The ground floor is open plan leading to a rear stairwell providing access to lower ground floor and first floor.

The lower ground floor can either be accessed from the ground floor or via a side entrance with stepped access. The lower ground floor has the benefit of WC facilities, concrete floor, sink unit with storage and a meter cupboard with 3 phase electricity.

The first floor is access via a stairwell to the rear and offers attractive full height space with separate room to the rear.

The main attributes to the premises include:

- Insulated painted and plaster board finish
- UPVC double glazed windows
- Surface mounted lights
- Wooden flooring
- Roller shutter



ACCOMMOATION

Lower Ground Floor: 238 sq. ft (22.13 sq. m)

Ground floor: 230 sq. ft (21.38 sq. m)

First Floor: 198 sq. ft (18.35 sq. m)

Total: 666 sq. ft (61.86 sq. m)

TERMS

The property is available at offers in the region of £150,000. A letting might be considered at £12,000 per annum on full repair and insuring terms.

RATEABLE VALUE

The property has a rateable value of £5,800. Full small business rate relief is available to qualifying occupiers.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

EPC:

The current EPC rating is 78D.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under 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.

Date of Publication: April 2026– VP.1