

FOR SALE



591 West Derby Road, Liverpool, L13 8AE

NEW INSTRUCTION TO THE MARKET

- EXISTING COMMERCIAL INVESTMENT AND DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR 9 APARTMENTS
- RETAIL UNIT WITH VACANT POSSESSION
- PLANNING TO CONVERT UPPER FLOORS AND A NEW BUILD TO REAR FOR 9 APARTMENTS
- FREEHOLD
- PROMINENT CORNER POSITION
- STRONG LOCAL MARKET

LOCATION

The property is located on the corner of Osborne and West Derby Road, 2 miles to the east of Liverpool City Centre. The area is a mix of residential and commercial uses. West Derby Road is a major arterial route.

DESCRIPTION

A development opportunity to offer retail to the front with additional accommodation above and behind. Full planning permission has been achieved to redevelop into 9 apartments whilst retaining the front retail offer.

The existing building provides substantial accommodation over basement, ground, first and second floors. The plans propose to add into the rear car park. The existing building will provide:

2 x 1 bed apartments

1 x 2 bed apartments

The new building extension will provide 6 x 1 bed apartments.

TERMS

The property is offered freehold at an asking price of £300,000.

VAT

All figures quoted are exclusive of VAT.

ACCOMMODATION

| Description | sq.m | sq.ft |
|--------------|--------------|--------------|
| Ground Floor | 177.3 | 1,907 |
| Basement | 12.2 | 131 |
| First Floor | 88.6 | 954 |
| Second Floor | 88.4 | 952 |
| Total | 366.5 | 3,944 |

Areas are measured on a GIA basis from plans provided, and further on site measurement may be required prior to completion of the lease with the RICS code of measuring practice.

We have measured the areas of the property in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area basis for the ground floor and gross internal area basis for the first and second floors. The floor area are as above.

We have assessed the site area via "Promap" and understand that the site area of the property is approximately 0.05 hectares (0.12 acres)

RATEABLE VALUE

The ground floor is currently assessed with a rateable value of £12,500 from 1 April 2023. The upper floors will have a separate domestic rating which will be subject to change following development.

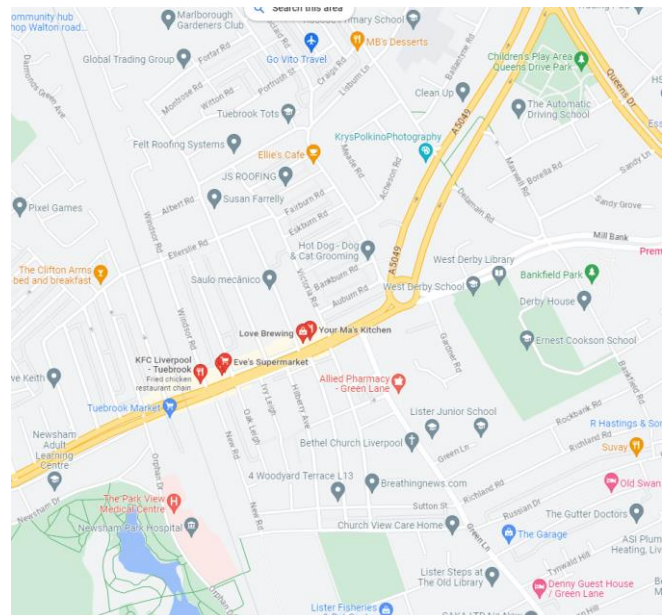
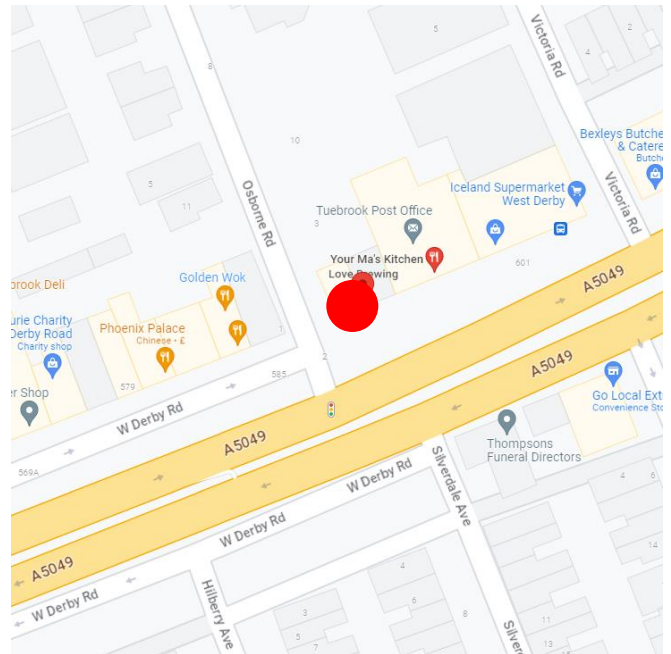
LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

EPC

Available on request

LOCATION PLANS



PLANS

Plans available on request.

VIEWING

Strictly by appointment with the site selling agents, Keppie Massie.

SIDE ELEVATION



REAR CAR PARK



REAR ELEVATION



STREET SCAPE



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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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