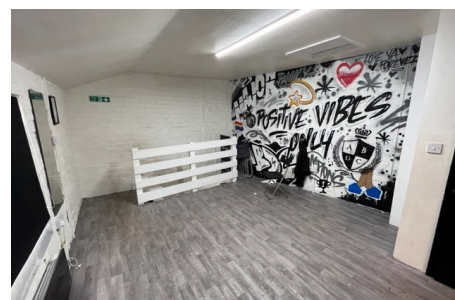
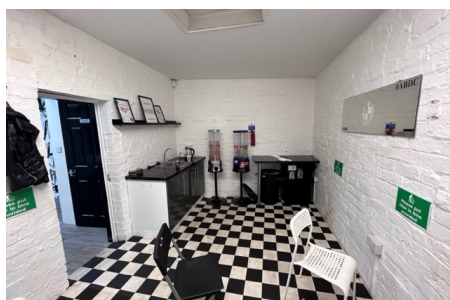
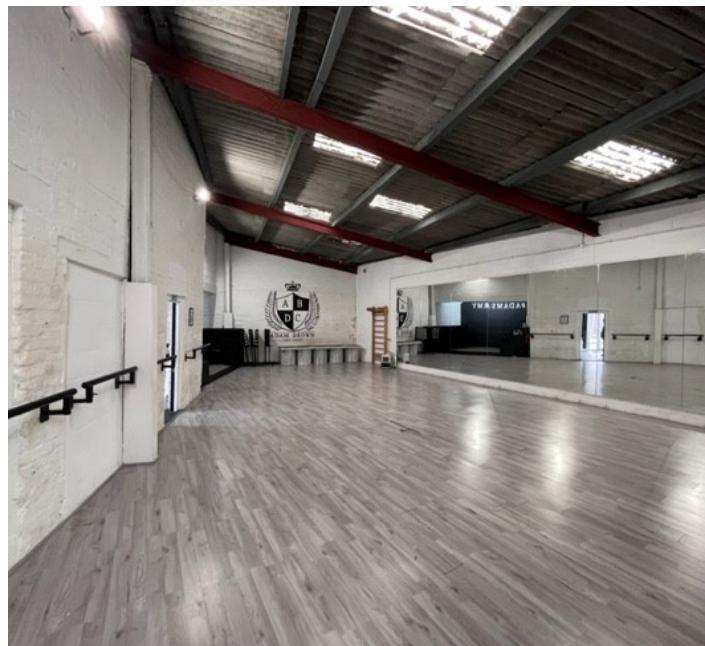


FOR SALE / TO LET

Attractive Property in a Popular Location
Suitable for Owner Occupation, Investment or
Redevelopment Subject to Planning
2,064 sq.ft. (191.7 sq.m.)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price / Rent on Application



119 Town Row, West Derby, Liverpool L12 8SP

LOCATION

The property is located on Town Row in the West Derby area of Liverpool, approximately 4 miles to the east of Liverpool City Centre. West Derby is an attractive historic area and is a sought after residential area, providing a selection of traditional and new houses. The property is located a short walk from local amenities in West Derby Village and the area is well served by public transport.

The property is located less than 1 mile from Queens Drive (A5058 ring road) which provides access to the M62, located approximately 2 miles to the south. Croxteth Hall and Country Park is located approximately 1.5 miles to the north.

DESCRIPTION

The property is two storey end terrace commercial property with two storey office accommodation to the front and a light industrial / workshop area to the rear. Pedestrian access is provided into a reception area off Town Row and there are two loading doors, currently blocked up but capable of reinstatement, located to either side of the reception area, providing access into the workshop area.

The building is of traditional brick construction with cavity walls

under a pitched tiled roof.

Internally the property has an attractive painted brick finish and there is mono pitched roof in the workshop supported on steel beams. The eaves height in the workshop ranges from 10'7" to 14'8" (3.3 metres to 4.3 metres)

The office accommodation provides a reception area on the ground floor, with office space, a kitchen and WC at first floor level.

The property was most recently used as a Dance School.

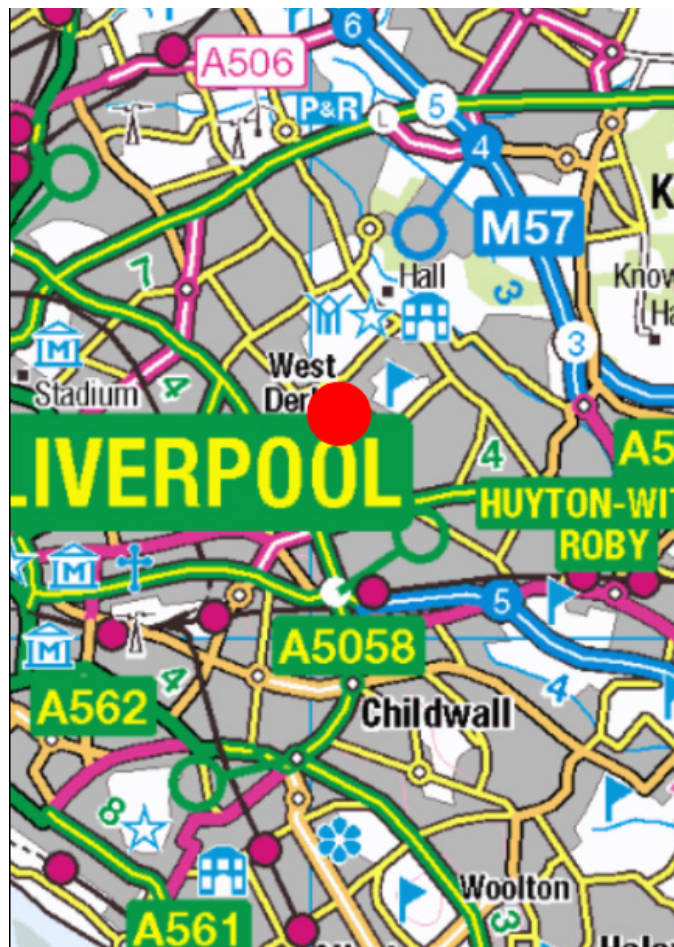
TERMS

The property is available for sale or to let. Further details available upon application.

BUSINESS RATES

The rateable value of the property is £9,600.

119 Town Row, West Derby, Liverpool L12 8SP



FLOOR AREAS

Measured on a gross internal area basis the property extends to approximately:-

Reception area	206 sq.ft.	(19.2 sq.m.)
First floor	347 sq.ft.	(32.2 sq.m.)
Warehouse	1,511 sq.ft.	(140.4 sq.m.)
Total	2,064 sq.ft.	(191.8 sq.m.)

EPC

The property has an energy rating of 84:D

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared November 2023

