

**76 WEST DERBY ROAD
LIVERPOOL
L6 9BY**

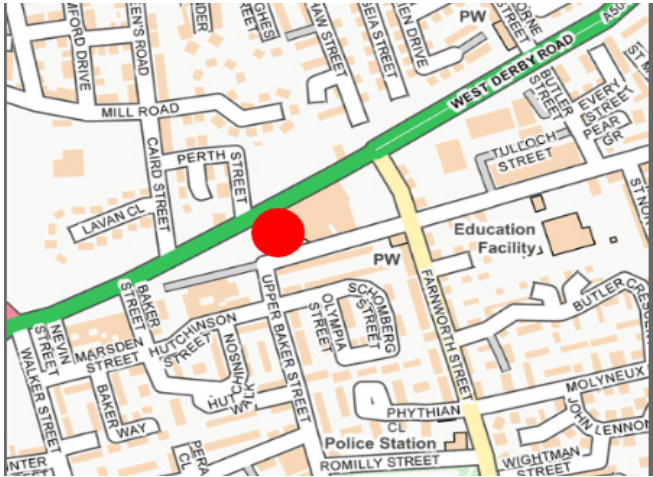


FOR SALE

**FORMER DANCE STUDIO
6,867 SQ.FT. (637.9 SQ.M.)
Prominent Roadside Location
on Main Arterial Route**

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk



LOCATION

The property occupies a prominent main road position on the south side of West Derby Road (A5049), one of the main arterial routes linking Liverpool City Centre, Queens Drive (the outer ring road) and the M622 motorway. The property is located approximately 1.5 miles to the east of Liverpool City Centre and approximately 3.0 miles from the M62. The area is well served by public transport.

DESCRIPTION

The property was originally a casino and until recently had been used as a dance studio. The property is arranged over two floors with a reception area, offices and stores at ground floor level with four dance studios, changing facilities, a bar, kitchen and W.C.s at first floor level. The property has been fitted out to a good standard in the last few years.

FLOOR AREAS

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

Ground Floor	1,098 sq.ft.	102.0 sq.m.
First Floor	5,519 sq.ft.	512.7 sq.m.
Total	6,617 sq.ft.	614.7 sq.m

BUSINESS RATES

The Rateable Value of the property is £21,250

PRICE

Available upon application.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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, Hitchcock Wright & Partners.

Tel: 0151 227 3400
Email: nickharrop@hwandp.co.uk

Details Prepared December 2022
Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.