

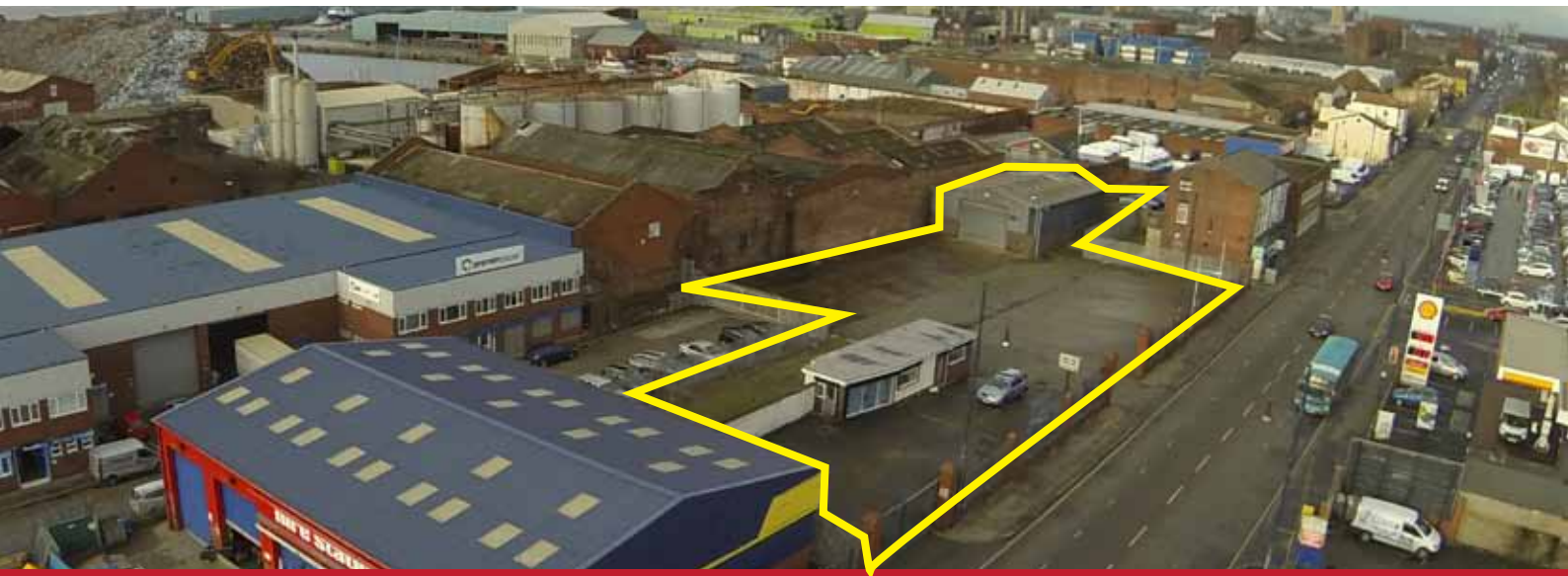
to let

71-83 Derby Road

Liverpool L20 8LW

Warehouse, Offices and Yard

Warehouse 2,819 ft² plus 499 ft² Offices on a site of 0.68 acres



- **Prominent Site**
- **Large Main Road Frontage**
- **Multiple entrances**
- **Extensive Parking & Loading**
- **Competitive Rent**
- **New Lease**
- **Available Immediately**

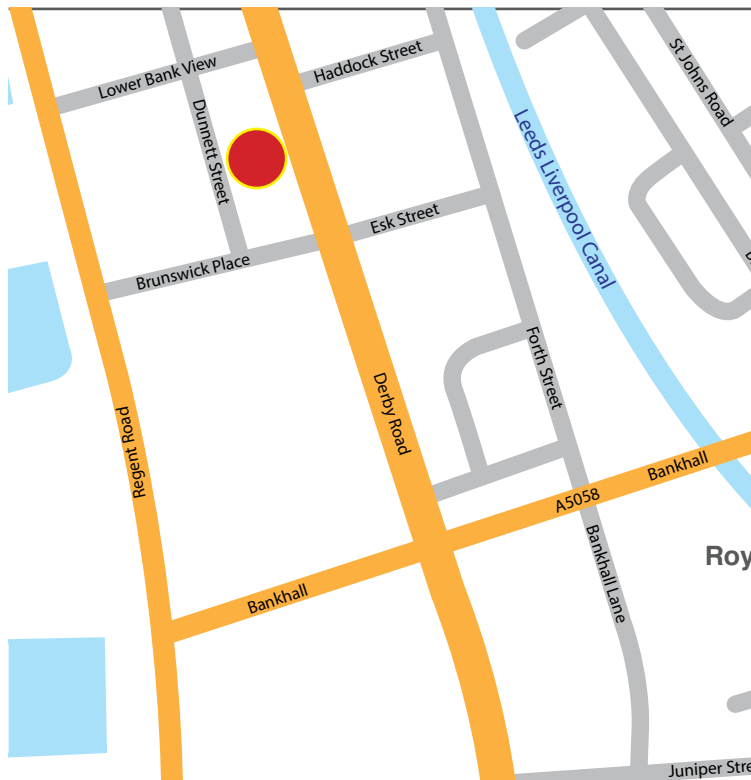
**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

www.roybackhouse.com

backhouse

71-83 Derby Road **Liverpool**



RENT
£37,500 pa

RATABLE VALUE 2019
£17,500

RATES PAYABLE 17/18
c£9,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse & Co, Egerton House, Tower Rd, Birkenhead
Wirral CH41 1FN
e: roy@roybackhouse.co.uk
mobile: 07595219766

SUBJECT TO CONTRACT



LOCATION

The property is situated at the junction of Derby Road with Brunswick Place on the A565 Arterial Road out of Liverpool about 2 Miles northe of the City Centre.

DESCRIPTION

The property comprises a warehouse and office within a secure site with open storage and car parking/loading.

TENANCY DETAILS

The property is available on a new 10 year lease from.

EPC

A Commercial EPC is available.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the rent.

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.

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