

FOR SALE

Part let INVESTMENT

383/383a Eaton Road, West Derby,
Liverpool L12 2AH



INCOME PRODUCING RETAIL/OFFICE INVESTMENT OPPORTUNITY

- Prominent Corner Building Fronting onto Eaton Road and Honeys Green Lane
- Well Established Neighbourhood Shopping District Close To Alder Hey Children's Hospital With New Extension Developments Ongoing
- Ground floor will be sold vacant and first floor occupied and let out



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The subject property is located at the junction of Eaton Road and Honeys Green Lane within West Derby. The property is accessed off East Prescott Road (the A57) which provides a main thoroughfare leading to the motorway network M57 and M62 and towards Liverpool City Centre which is approximately 5.2 miles to the southwest. It is directly opposite Alder Hey hospital and the new Institute in The Park, Alder Hey, also close to multi-storey car park within Alder Hey hospital and a number of local occupiers including Cohens Chemist, New Orchid Garden Chinese, Riley & son Butchers, Dilan Turkish Steak House, Stan's florist amongst other local occupiers. East Eaton Road is situated within a densely populated residential area with a range of schools in the local vicinity, golf courses, all within approximately a mile of the premises.

DESCRIPTION

The property provides a two storey prominent corner fronted premises with a full height glazed corner double frontage currently trading as a card shop, but will be sold with vacant possession therefore suitable to be let out or owner occupied. There is a separate self-contained ground floor access fronting onto Honeys Green Lane with window frontage both sides of the entrance, benefitting from small internal ground floor area with a staircase leading to a first floor offices, kitchen and wc.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Ground Floor Shop	49.2 m ²	530 sq.ft
Ground Floor Kitchenette	5.2m	55 sq.ft
First Floor	54.2m	586 sq.ft
Total	108.6	1171 sq.ft

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value for the ground floor is £8,000. This is not the rates payable and parties are advised to call the Local Council to obtain the rates payable Liverpool Council [Tel:0151 233 3000](tel:01512333000)

PLANNING

We understand the property benefits from General Class E consents within the Use Classes Order.

PRICE

Offers in the region of

£225,000

The first floor is a let to Home Instead care company who have been in occupation since 2014 on a lease holding over and paying a rental of £7,500 per annum and the ground floor will be sold with vacant possession, anticipated rental when let of £13,500 per annum with a total combined rental of circa £21,000 per annum.

VAT

We understand VAT will not be payable on the sale

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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