

291 - 293 West Derby Road

**TO LET**

Liverpool  
L6 3EG



- Busy Roadside location adjacent to Topps Tiles
- Close to City Centre
- Split use for the potential for advertising hoardings
- Rent - £120 per week, exclusive.
- Flexible lease

Land for Rent

£120 per week

## Location

The site is located on West Derby Road close to its junction with Rocky Lane and Belmont road approximately 1.5 miles from Liverpool City Centre. West Derby Road is a main commuter route into the City Centre and the subject site is located adjacent to Topps Tiles.

## Description

The property comprises a hard-cored secured rectangular site of approximately 221 sq m (0.05 acres) on a Gross Internal Area.

## Tenure

The site is available on a new lease for a term to be agreed.

## Use

The site is suitable for a number of uses such as builders yard, used car dealership, storage facility, car park etc. Subject to planning/change of use. Additional uses may be considered such as Advertising Hoardings (subject to planning).

## Rent

£5,750 per annum exclusive (equating to £120 per week, exclusive.)

## Business Rates

We would recommend that any prospective tenant should confirm their liability with the Liverpool Valuation Office on 0151 802 1000.

## VAT

All prices and rents quoted are exclusive of but maybe liable to VAT.

## Viewing/Further Information

Contact:  
John Brown  
Consultant  
Destiny Estate and Lettings Agents  
10 Leyland Street,  
Prescot,  
L34 5QP

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These property details are set out to provide a general guide as to what the property consists of and are not intended to be used as part of an Offer or Contract.

Tenants are advised to make full enquiries with the Local Authority with regard to planning consent, rates and any other issue.

Independent legal advice should be taken before entering into a legally binding contract.

All measurements, distances and areas are approximate and are for guidance only. Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed.