

MBRE

INVESTMENT FOR SALE



**571 West Derby Road &
2b/c/d/e/f Marlborough Rd
Liverpool
L13 8AX/8AE**

**1,882*
SQ.FT**

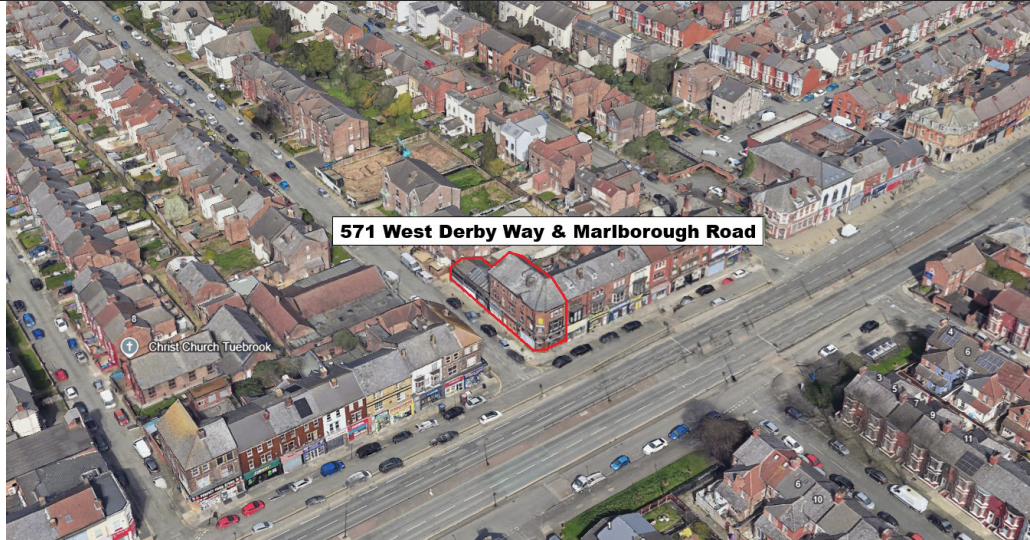


- Fully let commercial investment property
- Comprising five retail units & 10 room bed sit
- Located 17 minutes from Liverpool centre
- Situated 6 miles from the M57 Motorway
- Low RV's ranging from £4,150 to £7,500
- 2B Council tax band B - £2,079.46 payable
- 1,882 Sq.ft retail & bed sit (NOT MEASURURED)
- Total income £65,400 - £725,000 - 9% yield

Location

The property is located at the corner of West Derby Road and Marlborough Road in the Tuebrook suburb of Liverpool. The property is located a short drive to Liverpool city centre and the M57 Motorway.

- Liverpool: 4 miles.
- M57: 6 miles.



Description/Accommodation

The property provides a mixed use commercial retail and bed sit premises of traditional construction with brickwork elevations under a pitched slate roof. The property provides five self contained retail units plus a separately accessed 10 room bed sit which has not been measured.

2B Marlborough Road: Marlborough House AirBnB - Not measured.

2C Marlborough Road: 275 Sq.ft - 15'4" x 17'9".

2D Marlborough Road: 345 Sq.ft - 14'9" x 21'1" plus kitchen 4'11" x 6'10",

2E Marlborough Road: 462 Sq.ft - 21'2" x 14'11" plus kitchen 8'10" x 5'0" plus store 6'11" x 14'8".

2F Marlborough Road: 270 Sq.ft - 10'11" x 20'9" plus kitchen 4'9" x 8'8".

571 West Derby Road: 530 Sq.ft - 18'7" x 19'10" plus kitchen 3'6" x 7'9" plus corridors.

Rateable Value

2B Marlborough House: Council Tax band B - £2,079.46.
2C RV: £4,150 - 100% SBRR available.
2D RV: £4,500 - 100% SBRR available.
2E RV: £4,550 - 100% SBRR available.
2F RV: £4,500 - 100% SBRR available.
571 West Derby Road: RV: £7,500 - 100% SBRR available.

Tenure

We understand that the property is Freehold.
Title Number:

Price/VAT

£725,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable at the property.

EPC Ratings

2B Marlborough House: B / 2C: C / 2D: E / 2E: D /
2F: D rating / 571 West Derby Road: C.

Conditions

Subject to Contract.

Tenancy Agreements

2B Marlborough House - Let for 5 years expiring
14/4/2029 - £29,940pax.
2C - Let for 5 years expiring 31/5/2027 - £4,440 pax.
2D - Let for 1 year expiring 16/4/2026 - £7,140 pax.
2E - Let for 2 years expiring 30/11/2027 - £7,140 pax.
2F - Let for 2 years expiring 23/10/2026 - £7,140 pax.
571 West Derby Road - Let for 7 years expiring
31/5/2029 - £9,600 pax.

Total rental income: £65,400 per annum exclusive.

Utilities

Mains services are available including gas, electricity,
water and drainage.

Planning

We understand the property benefits from E/Sui Generis
uses. Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their
own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. OCTOBER 2026.