



55-59 West Derby Road, Liverpool L6 2AF

FOR SALE

Potential development site

0.47 Acres
(0.19 Hectares)

DESCRIPTION

The property comprises a vacant plot with no current pertinent planning applications and is bordered by West Derby Road to the south, Perth Street to the east, Caird Street to the west and housing to the north. There is currently a dilapidated, three storey building on the site which fronts onto West Derby Road.

- ✓ **Freehold**
- ✓ **Development site subject to planning of 0.468 acres**
- ✓ **Prominent location fronting West Derby Road**
- ✓ **Located approx. 1 mile east of Liverpool City Centre**

LOCATION

The Property is prominently located fronting West Derby Road approximately 1 mile east of Liverpool City Centre just beyond the area known as Islington which has seen significant levels of development in recent years largely associated with the University and Hospital and is now known as the Knowledge Quarter.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	0.47	0.19

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

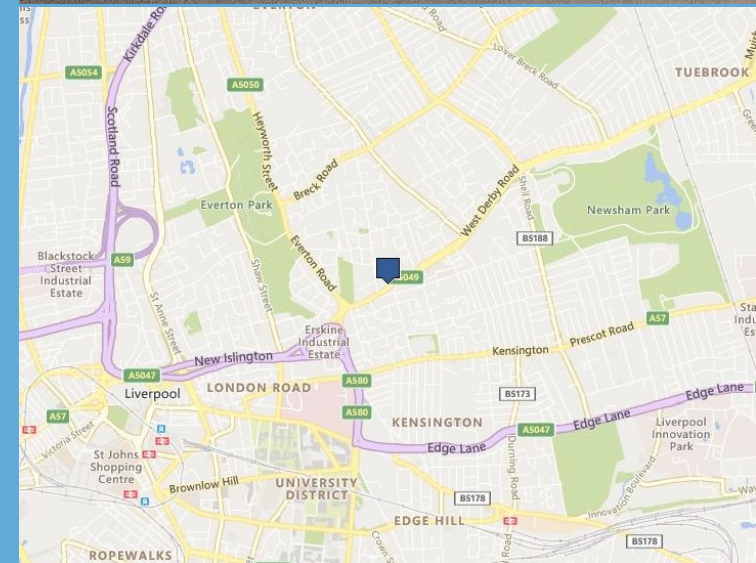
BUSINESS RATES

We have made informal enquiries only and understand that the property is not included within the 2017 Rating List.

TERMS

Offers in excess of £400,000 are invited for the freehold interest.

EPC To be confirmed.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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