Freehold Premises with Business For Sale | West Derby Village | L12 5HW
Description
An excellent investment opportunity to purchase commercial premises, offering a vehicle repair garage.

Located in the hub of West Derby Village, 'The Village Garage' is prominently situated amongst an array of busy retailers, with excellent opportunity for passing trade.

All fixtures and fittings are included, including ramps and garage equipment. With work offices to the rear and at mezzanine level, the premises has 2 door access to the front, 4 bay service ramps and painted concrete floors and heated via a wood burning stove.

Key Facts
- FREEHOLD PREMISES WITH BUSINESS FOR SALE
- PROMINENT LOCATION IN THE HUB OF WEST DERBY VILLAGE
- EXCELLENT OPPORTUNITY FOR PASSING TRADE
- FIXTURES AND FITTINGS INCLUDED
- 2,596 SQ. FT (241 SQ. M)

- 241 sq mt
- 2594 sq ft
- Freehold
- For Sale
- £170,000
Location

West Derby is a popular village community located 3 miles east of Liverpool City Centre. Transport links are excellent with regular bus services to and from the City Centre via the main arterial route of West Derby Road. The premises is located in the hub of West Derby village with opportunity for excellent passing trade.

Key Information

Address: 12 West Derby Village, West Derby, Liverpool

Price: Our client is seeking offers in the region of £170,000

Business Rates: The premises has a Rateable Value of £6,600. We advise prospective buyers to contact their Local Authority to confirm this.

VAT & Legal Costs: Each party is responsible for their own legal costs in the transaction.

Viewing: All viewing arrangements are to be made strictly through the agent on 0151 243 5325
Accommodation

The accommodation has been measured on a net internal basis and comprises:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size(sq ft)</th>
<th>Size(sq m)</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>2,596 sq ft</td>
<td>241.20 sq m</td>
</tr>
<tr>
<td>Total</td>
<td>2,596 sq ft</td>
<td>241.20 sq m</td>
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</tbody>
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EPC

Energy Performance Asset Rating

More energy efficient

A+  0–25
A   26–80
B   81–125
C   126–150
D   151–180
E   181–200
F   Over 200

Less energy efficient

G   Current rating (198)

Disclaimer:

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1) We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract.
2) All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessees.
3) None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4) We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars.
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SUBJECT TO CONTRACT.