



FOR SALE

653-661 West Derby
Road, Liverpool,
L13 8AG

- Substantial Freehold Mixed Use Investment
- Fully Occupied Producing a Total Passing Income of £31,140 per annum
- Scope to Re-Gear

Location

The property occupies a prominent corner position at the junction of West Derby Road and Muirhead Avenue, within the established Tuebrook area of Liverpool. The surrounding area is mixed commercial and residential in character, with West Derby Road forming a busy arterial route serving a substantial local catchment and providing good access to Liverpool City Centre and the wider road network

The Property

The property comprises two-storey mixed-use investment of traditional brick construction arranged as three ground floor commercial units with two self-contained residential flats above. At ground floor level, one unit is occupied as a nail salon, whilst the adjoining two interconnected units are occupied by a local charity. The commercial accommodation is predominantly open plan with ancillary reception, storage, kitchen and WC facilities, together with suspended ceilings, laminate flooring and electric roller shutters. The first floor provides a two-bedroom flat and a larger three-bedroom flat, both of basic specification and currently occupied.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area / IPMS 2:

Nail Bar premises:	33.5 sq.m (360 sq.ft)
Two-bedroom Flat:	44.5 sq.m (478 sq.ft)
Charity premises:	80.8 sq.m (870 sq.ft)
Three-bedroom Flat:	95.6 sq.m (1,029 sq.ft)

Tenancy Information

We understand the property is currently fully occupied and produces a total passing

income of £31,140 per annum. The nail salon is held by way of a 3-year lease from 30 April 2025 at a passing rent of £6,000 per annum. The adjoining two interconnected commercial units are occupied by a local charity at a rent of £12,000 per annum, with the previous 3-year lease having expired on 29 May 2025 and the tenant currently holding over. The two-bedroom flat is let at £495 per calendar month (£5,940 per annum) on a 12-month AST from 7 March 2026, whilst the larger two/three-bedroom flat is let at £600 per calendar month (£7,200 per annum), having originally been let on a 12-month AST from 30 April 2025.

Further tenancy information is available upon request

Tenure

Freehold

Price

£345,000

EPC

The property has an Energy Performance Rating of E122. A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

Contact the Team: commercial@skre.co.uk