



## 107 South Road, Liverpool, Merseyside L22 0LT

£12,000 Per Annum

COMMERCIAL SHOP - Retail or food outlet unit available on SOUTH ROAD, WATERLOO. Berkeley Shaw are pleased to offer this amazing opportunity on a high footfall street with excellent passing trade, lots of established and well known businesses surrounding and excellent public transport links. This single fronted shop unit is available with immediate effect and comprising; large front shop space, smaller rear kitchen space, customer toilet facility and rear storage. Formerly used as an eatery it would given its current layout and fixtures lend itself to a cafe, cafe bar, bistro, restaurant, takeaway or bar. Subject to potential planning/licensing this may be used for a variety of other uses but a viewing is recommended. Call us today to arrange a viewings on 01519246000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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