

LOT  
**73**

# 102 South Road, Waterloo, Liverpool L22 0ND

\*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Commercial investment currently producing £15,000 per annum. 10 year lease from september 2016. Substantial retail accommodation.**

**Description** A commercial investment opportunity which is currently let by way of a 10 year lease from 30th September 2016 producing £15,000.00 per annum. The premises are arranged on ground floor only providing substantial retail accommodation with staff and storage areas to the rear.

**Situated** Fronting South Road Off the A565 which runs between Liverpool and Southport and is approximately 4 miles North of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

## Ground Floor

Gross Frontage 6.35m  
Internal Width 5.54m  
Shop Depth 13.04m  
Ground Floor (exclusive of WC accommodation) 67.20m<sup>2</sup>