

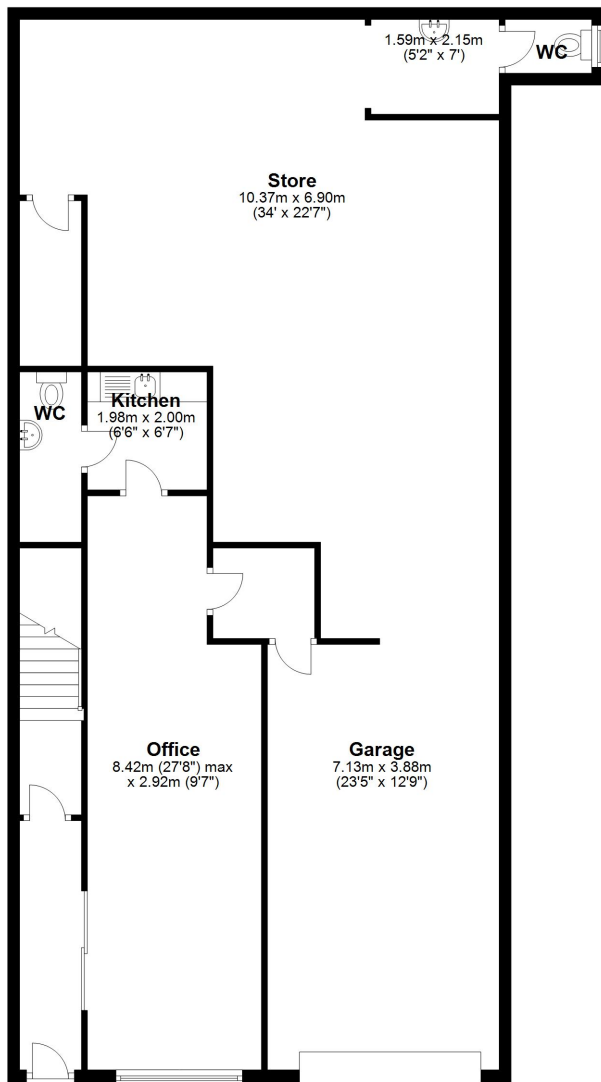


- Selling the FACTS not the FLOWER
 - Investment Opportunity
 - Commercial Unit with Storage
 - Two Bedroom, First Floor Flat
 - Currently Achieving £1600 PCM
- Book and confirm viewings 24/7 - visit logicstates.co.uk

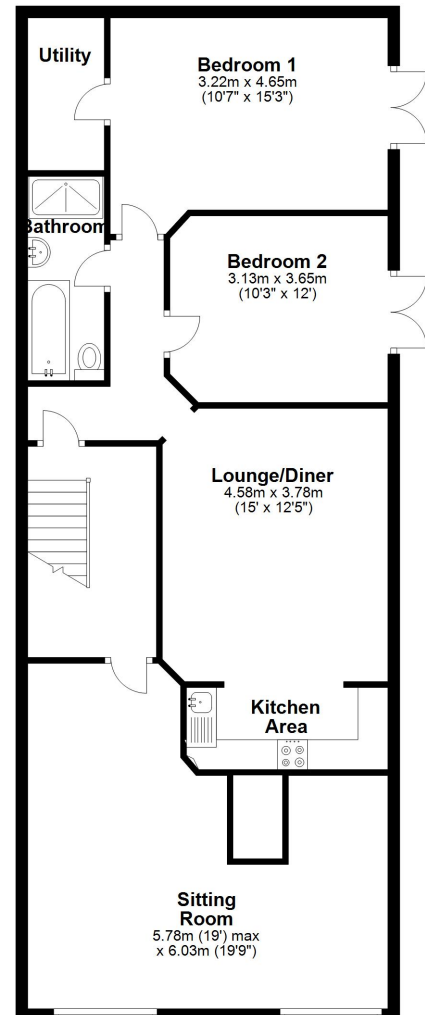




Ground Floor



First Floor



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SELLING THE FACTS NOT THE FLOWER

Opportunity to purchase a commercial unit situated off South Road, Waterloo. This property is a split use unit with a warehouse for storage space / Front of house office space / meeting room and a Two Bedroom First Floor Apartment complete with own private roof terrace.

Those seeking a unit to work and live from this opportunity is ideal, the internal condition is excellent with a recent refurbishment throughout.

Waterloo as an area has excellent transport links with Waterloo Train Station 0.3 miles away from the unit, an array of entertainment spots of restaurants/ bars. The area itself has seen a flurry of activity for new start up independent businesses whilst also boasting the Crosby Marina and Anthony Gormley's Iron Men sculpture situated less than a mile from the site.

For all room sizes/dimensions, please see the floor-plans

Local Authority - Sefton Council.

Conservation Area - No.

Flood Risk - Very Low.

Floor Area- 1,065.63 ft² / 99 m²

Mobile Coverage.

Vodafone - Good.

O2 - Good.

Broadband

Basic - 16 Mbps

Superfast - 80 Mbps

Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data sourced from Sprift)

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