

# TO LET

£15,000 per annum



## 101 South Road, Waterloo, Liverpool, L22 0LS

### LOCATION

South Road is the established retail location serving the shopping requirements of Crosby and Waterloo in North Liverpool. The area remains a popular location with both national and local retailers and enjoys on street parking in addition to further free car parking located nearby to the rear of Waterloo Railway Station. Other retailers in the immediate vicinity include Greggs the Bakers, Iceland Frozen Foods, Home Bargains and Boots the Chemist.

### DESCRIPTION

This former bank premises is of traditional brick construction with a pitched tiled roof, sitting on a prominent corner position at the junction with Neville Road. Internally the property provides a large rectangular retail unit currently separated by partitioned walls which can be removed if necessary. The large glazed windows to the front and side allow plenty of natural light into the property which would suit a retail, cafe or office use ideally. In addition to the ground floor retail space there is a basement which can be used for storage.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	96.38 sq.m.	1,037 sq.ft.
Basement	59.79 sq.m.	643 sq.ft.
Total Floor Area	156.17 sq.m.	1,680 sq.ft.

### RENT

£15,000 per annum exclusive

### BUSINESS RATES

The premises have been assessed having a rateable value of £15,750

### EPC

Certificate Number: TBC  
Energy Performance Asset Rating: TBC

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

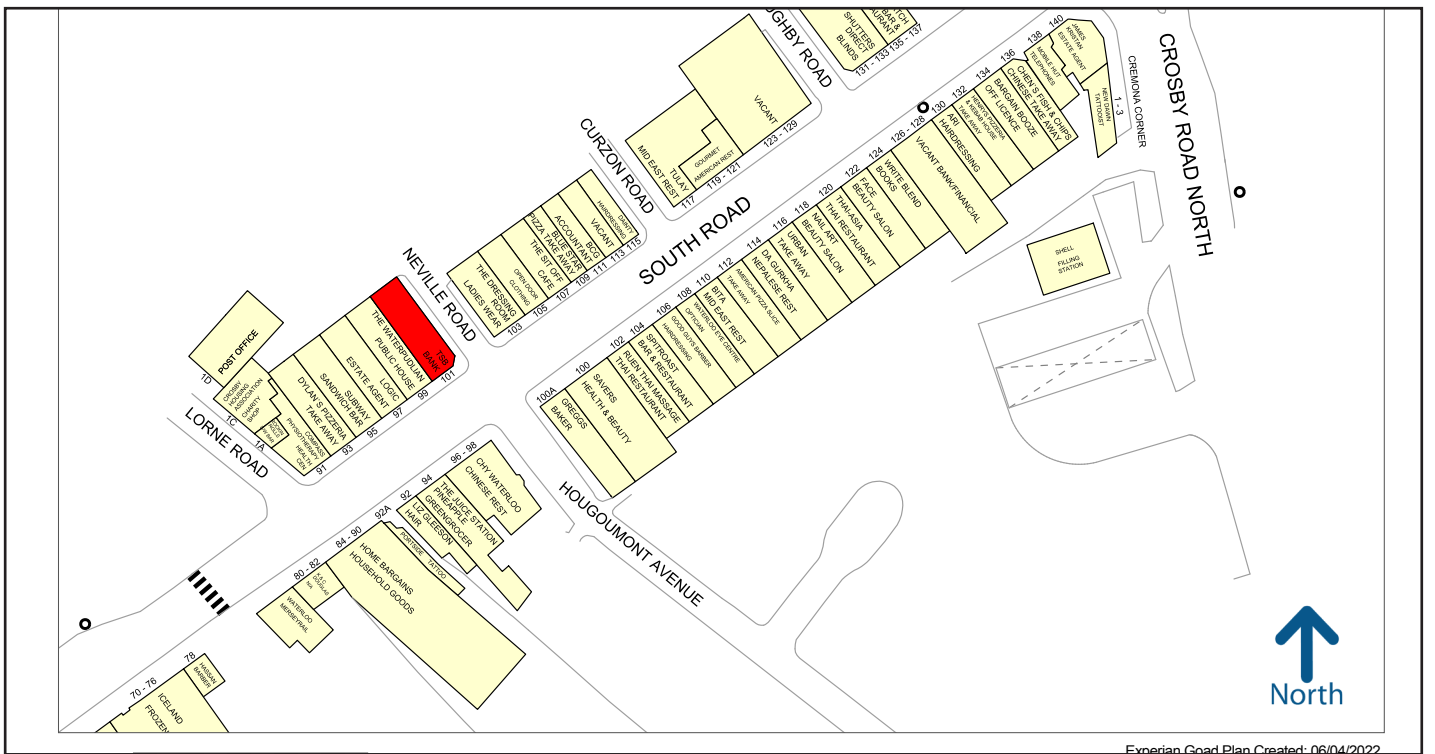
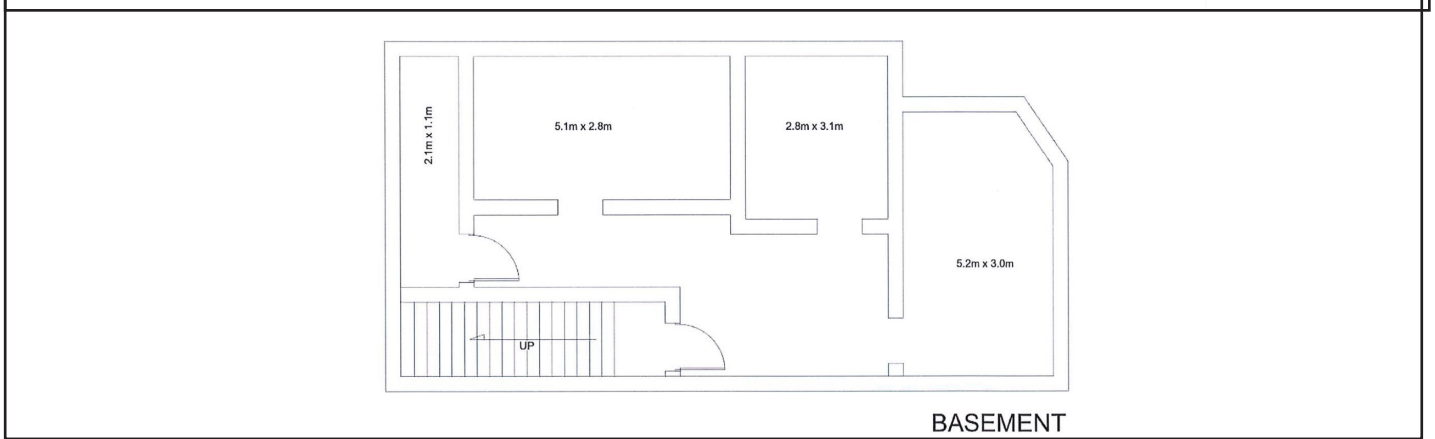
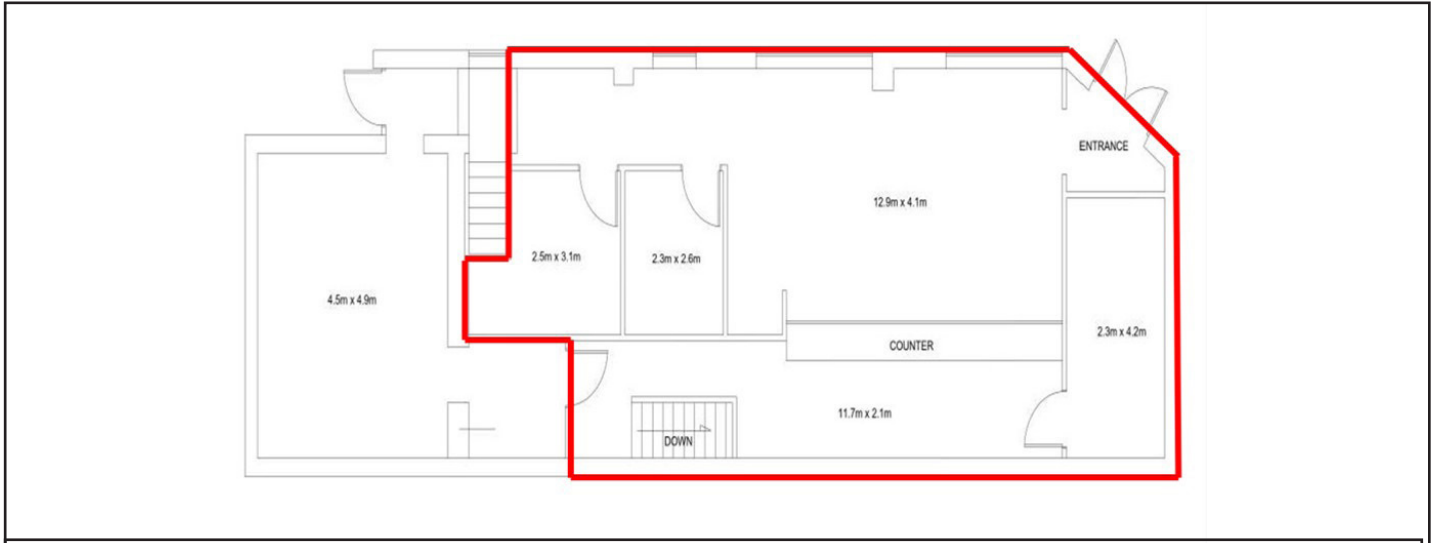
### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or David Turner

Tel. No. 0151 227 3400  
E-mail: mattkerrigan@hwandp.co.uk  
davidturner@hwandp.co.uk

Subject to Contract  
Details Prepared April 2022

# 101 South Road, Waterloo, Liverpool, L22 0LS



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.