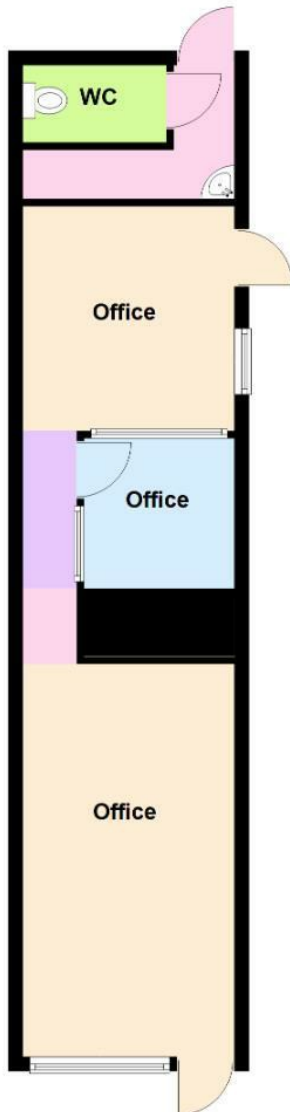


## 2 South View Road, Peterborough, PE4 6AG



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### Ground Floor



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

An excellent opportunity to let a highly visible commercial unit located on Southview, Walton just moments from Brotherhood Retail Park.

This front-facing shop benefits from strong passing trade and a prominent position, making it perfect for a variety of business uses including an office, barber shop, retail outlet, studio, or similar venture.

The property is currently undergoing a comprehensive refurbishment and is now in its final stages, ensuring it will be handed over in fantastic condition and ready for immediate occupation.

### Key Features:

Prominent front-facing position with excellent footfall and visibility

Flexible internal layout suitable for a range of business

