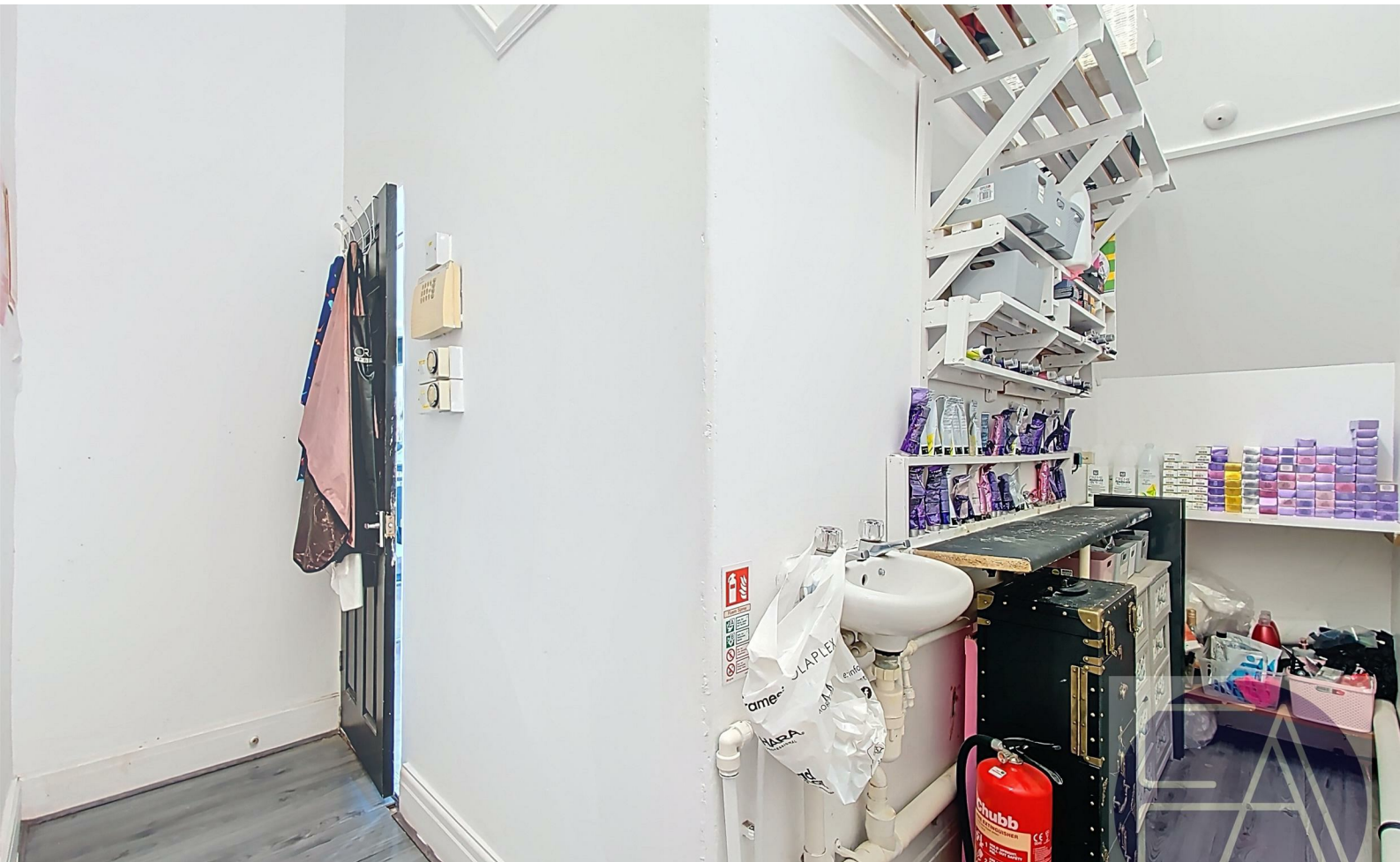




FLEXIAGENT



Liverpool Road

Southport, PR8 4PE

£607 Per Month

Liverpool Road in Southport, this commercial unit presents an excellent opportunity for prospective buyers or renters. Spanning an impressive 667 square feet, the space is currently operating as a successful hairdressers, showcasing its potential for thriving business ventures.

The property benefits from a prime location, ensuring high foot traffic and visibility, which are essential for any commercial enterprise. With its well-established reputation in the area, the current use as a hairdressers highlights the unit's versatility and appeal. Whether you are looking to continue in the same vein or explore other business possibilities, this space offers a solid foundation for success.

The interior is designed to accommodate a variety of commercial activities, providing ample room for both customer engagement and operational efficiency. The layout is adaptable, allowing for easy modifications to suit your specific needs.

In addition to its functional attributes, the surrounding area boasts a vibrant community atmosphere, with a mix of shops, cafes, and amenities that enhance the overall appeal of the location. This commercial unit is not just a property; it is a gateway to becoming part of a thriving local business scene.

With its current success as a hairdressers and the potential for various other uses, this property is well worth your consideration.

Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Prime spot on Liverpool Road
- 667 sq ft commercial unit
- Spacious interior layout
- High foot traffic area
- Close to local amenities
- Easy access to transport
- Versatile business space
- Viewing highly recommended
- No Business Rates



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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