



BerkeleyShaw
REAL ESTATE

6 School Lane, Liverpool, L37 3LN

£210,000

Nestled in the heart of Formby village centre, this exceptional commercial property on School Lane presents a remarkable opportunity for investors. This freehold property is currently occupied by a reliable tenant, ensuring immediate income potential.

The location is truly prime, surrounded by well-known national retailers including Marks and Spencer, Waitrose, Café Nero, and Domino's, which not only enhances foot traffic but also adds to the vibrancy of the area. This bustling environment makes it an ideal spot for a variety of business ventures.

Additionally, the property features a self-contained bar and restaurant, extending to approximately 1,004 square feet of net internal area. This space is well-suited for those looking to enter the thriving hospitality sector or expand an existing business.

With its strategic position and established tenant, this property offers a unique blend of security and potential for growth. Whether you are an experienced investor or a newcomer to the commercial property market, this opportunity in Formby is not to be missed.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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