

LOT
35

19 Utting Avenue, Liverpool L4 7UN

***GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

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- **Commercial investment producing £5,880.00 per annum. Electric heating. Roller shutters.**

Description A single storey ground floor commercial unit which is currently let to Grosvenor Waterford by way of a 3 year lease producing £5,880.00 per annum. The property benefits from electric heating and roller shutters.

Situated Fronting Utting Avenue in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Outside Shared Rear Yard.

Ground Floor Main Sales Area, Kitchen, WC.