

LOT
32

9 Utting Avenue, Liverpool L4 7UN VACANT COMMERCIAL

Guide Price **£35,000–£40,000**



Not to scale. For identification purposes only

A single storey retail unit which until recently traded as a café and is fitted out for this purpose. The property however, would be suitable for a number of uses subject to the relevant consents. The property benefits from electric steel roller shutters.

Situated

Fronting Utting Avenue on a busy main position within close proximity to Liverpool Football Club and Everton Football Club

approximately 3 miles from Liverpool City Centre.

Ground Floor

Main sales area, WC.