

LOT

83

31 Utting Avenue, Liverpool L4 7UN

*GUIDE PRICE £37,000+



Not to scale. For identification purposes only

- **Commercial investment currently let producing £4200 per annum. Roller shutters.**

Description A single storey ground floor commercial unit which is currently let to 'Junes Perfect Posies' by way of a 1 year lease currently holding over producing £4,200.00 per annum. The current tenant has been in situ for approximately 14 years. The property benefits from manual 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.

Ground Floor Main Sales area, Storeroom, Kitchen, WC.

Outside Small Yard

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