

LOT

15

19 Utting Avenue, Liverpool L4 7UN

GUIDE PRICE **£40,000+**\*

COMMERCIAL INVESTMENT

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

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.

**Ground Floor** Main Sales Area, Kitchen, WC.

**Outside** Shared Rear Yard.

