

- A commercial investment opportunity currently let producing £5,200 per annum
- Double glazing • Electric roller shutters

A single storey ground floor commercial unit which is currently let by way of a 6 year lease producing £5,200 per annum. The shop has been trading as a Dog Groomer's for over 27 years. The property benefits from double glazing and electric 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, Bath area/WC.

