

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

169a Utting Avenue, Anfield, Liverpool L4 7UN



## Description

The property comprises a single-storey retail unit, most recently occupied as a bookmakers, but is suitable for a variety of alternative uses, subject to obtaining the necessary planning consents. The premises provide a net internal lettable area of 936.12 sq ft (87 sq m) and benefit from a dedicated parking area to the front of the building, offering convenient customer access.

## Location

The property occupies a prominent position on Utting Avenue in the popular Anfield area of Liverpool, a short distance from the world-renowned stadium. The surrounding area comprises a mix of residential and commercial occupiers, with excellent road links and regular public transport services providing convenient access to Liverpool City Centre and the wider region.

0151 647 9272

<https://www.smithandsons.net/>

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## Rental Price

£12,000 per annum

## Accommodation

Net Lettable Area	87m <sup>2</sup>	936.12ft <sup>2</sup>
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W.C and Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

## Tenure

By way of a brand new Full Repair and Insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value 2026	£8,300
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## Other Info

Details prepared July 2026

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Strictly by appointment with sole agent, please contact;



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