

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/>

169a Utting Avenue, Anfield, Liverpool L4 7UN

Rental Price

£12,000 per annum

Accommodation

Net Lettable Area	87m ²	936.12ft ²
-------------------	------------------	-----------------------

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
---------------------	--------

Other Info

Details prepared July 2026

Strictly by appointment with sole agent, please contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.