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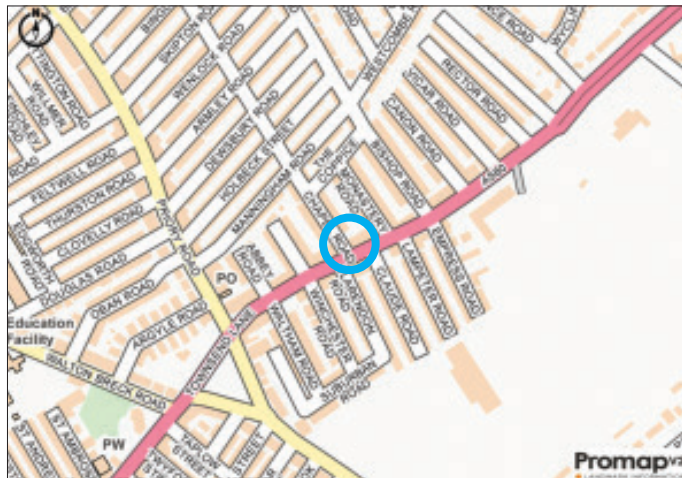
47 Townsend Lane/2 Chapel Road, Anfield, Liverpool. L6 0AX

*GUIDE PRICE £65,000 +



- **Retail unit and 3 x 1 bedroomed s/c flats. Part let producing £3,360.00 per annum. Potential rent £18,000 p/a**

Description A substantial corner property comprising of a ground floor retail unit together with 3 x 1 bedroomed self contained flats, accessed via 2 separate side entrances. The property benefits from part double glazing and electric heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. We are advised that one of the flats is currently let by way of an Assured Shorthold Tenancy producing £3,360.00 per annum. When fully let the potential rental income is approximately £18,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Townsend Lane on the corner of Chapel Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

47 Townsend Lane Shop - Main sales area, Kitchen, WC, 2 Store Rooms.

47A/47B Townsend Lane - Over First/Second Floors: Each **Flat** comprises of a Lounge, Kitchen, Bedroom, Bathroom/WC.

2 Chapel Road Flat - Lounge, Kitchen, Bedroom, Bathroom/WC.

Joint Agents
J & D Estates

