

LOT  
27

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

GUIDE PRICE **£55,000+**\*

COMMERCIAL INVESTMENT

- Retail unit and three one-bedroomed self-contained flats
- Part let producing £3,360.00 per annum
- Potential rent £18,000pa

A substantial corner property comprising a ground floor retail unit together with three one-bedroomed self-contained flats, accessed via two 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.

**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, two Store Rooms.

#### 47A/47B Townsend Lane

Over First/Second Floors: Each

Flat comprises a Lounge, Kitchen, Bedroom, Bathroom/WC.

#### 2 Chapel Road

**Flat** Lounge, Kitchen, Bedroom, Bathroom/WC.

#### Joint Agent

J & D Estates

