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

GUIDE PRICE **£110,000+**\*

MIXED USE

## Description

A substantial corner property comprising a vacant ground floor retail unit together with three × one bedroomed self-contained flats, accessed via 2 separate side entrances. The property benefits from double glazing, electric heating and electric roller shutters. All three flats are currently let by way of an Assured Shorthold Tenancies producing £12,600 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.

## Lower Ground Floor

Cellar. Not inspected

## 47 Townsend Lane

**Ground Floor Shop** Main sales area, Kitchen, WC, 2 Store Rooms.

## 47A/47B Townsend Lane

**First Floor Flat 2a** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC (accessed via Bedroom)

## Maisonette over First and

**Second Floors** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC – Sutton Kersh have not inspected this flat

## 2 Chapel Road

**First Floor Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (accessed through Bedroom). Please note Sutton Kersh have not inspected this flat

