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174–176 Townsend Lane, Clubmoor, Liverpool L13 9DN

GUIDE PRICE **£65,000+***

MIXED USE

Description

A three-storey mixed use middle terrace property comprising a ground floor retail unit together with a one bed roomed flat above, accessed via separate front entrance. The property benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, subject to any consents. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with the potential rental income being £12,000 per annum.

Situated

Fronting Townsend Lane in a popular and well-established location within easy reach to local amenities and schooling. Approximately 4 miles to Liverpool city centre.

Ground Floor (176)

Shop Main Sales area, Large Rear room/Workshop area, Kitchen, WC.

First Floor (174)

Flat Open Plan Lounge/Kitchen, Bathroom/WC.

Second Floor

One Bedroom.

Outside

Yard to the Rear.

EPC Rating

TBC

Council Tax Band

174 A

