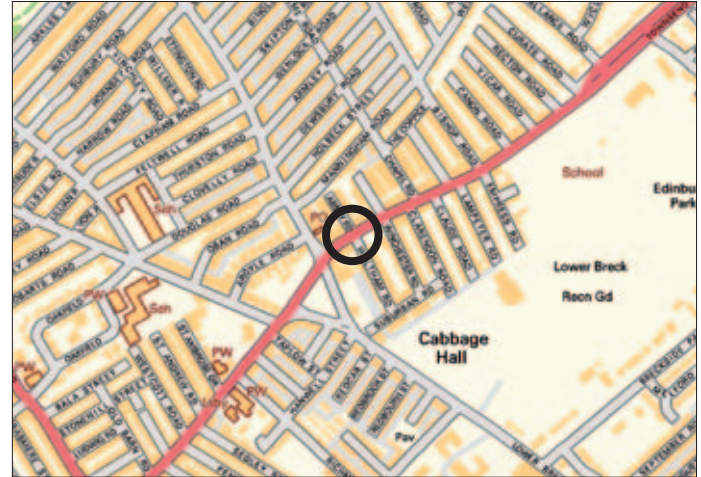


LOT  
**35**

## 12-12a Townsend Lane, Anfield, Liverpool L6 0AX

MIXED USE INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

**Three storey middle terraced mixed use property comprising a ground floor retail unit together with a self-contained flat above. The property is fully let producing £7,800.24 per annum. The property benefits from steel roller shutters, double glazing and central heating.**

### **Situated**

Fronting Townsend Lane at its junction with Lower Breck Road approximately 2 miles from Liverpool city centre.

### **Ground Floor Shop**

Front sales area, Rear Room, Kitchen, WC

### **First Floor Flat**

Hall, Lounge, Kitchen, Bathroom/WC

### **Second Floor**

Two Bedrooms.

### **Outside**

Yard to the rear.