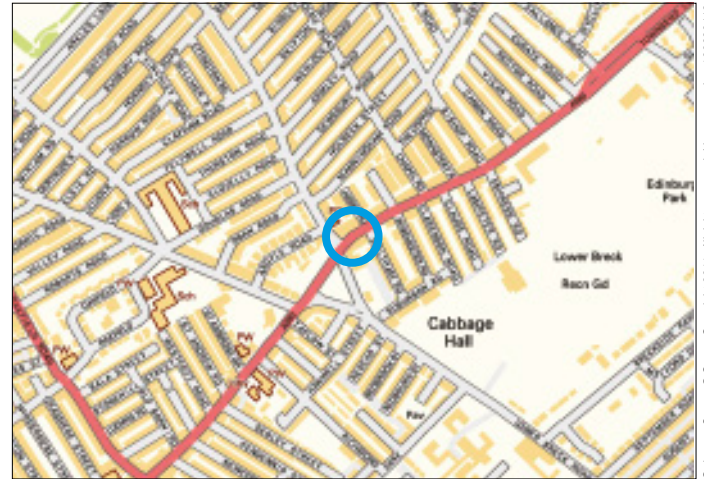


LOT  
**31**

# 9 Townsend Lane, Anfield, Liverpool L6 0AX

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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## A COMMERCIAL INVESTMENT PRODUCING £6000 PER ANNUM

**Description** A commercial investment currently let by way of a 10 year FRI lease producing £6000.00 per annum. The property comprises of a two storey middle terraced property comprising of a retail unit let to Lloyds Chemist together with offices/rooms above. The property benefits from secure roller shutters, suspending ceiling and an alarm.

**Situated** Fronting Townsend Lane at its junction with Priors Road on a busy main road position approximately 4 miles from Liverpool City Centre.

**Cellar**  
Not Inspected.

### Ground Floor Shop

Main Sales Area, Rear Room, Large Rear Room, Stockroom.

### First Floor

Office, WC, Kitchen, Stockroom, Front Office.

### Outside

Access to the Alleyway

#### TENANT

Lloyds Chemist

#### LEASE

10 years from 2013

#### RENT

£6000.00 per annum