

LOT

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11 Townsend Lane, Anfield, Liverpool L6 0AX
*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

SOLD PRIOR

- **Mixed use investment property producing £10,590pa**
Steel roller shutters. Double glazing. Central heating.

Description A mixed use investment opportunity currently producing £10,590 per annum. A three storey middle terraced mixed use property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate rear entrance. The shop is currently let by way of a 5 year Lease commencing January 2017 at a rental of £5190 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum. The property has been fully refurbished in recent years and benefits from steel roller shutters, double glazing and electric panel heating.

Situated Fronting Townsend Lane at its junction with Priory Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Clubs and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area

First/Second Floor Flat
Hall, Lounge, Kitchen, Three Bedrooms, Bathroom/WC

Outside Rear Yard. Access to flat