



FOR SALE 11 AVENHAM LANE PRESTON PR1 3TS

Freehold investment property arranged as four flats producing a gross income of £15,720 per annum

- Excellent city centre location close to Avenham Park and Fishergate, the prime shopping thoroughfare
- High demand for residential lettings in the area
- Substantial property with full fire alarm, emergency lighting, smoke detectors etc

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently situated on Avenham Lane, one of the main access routes into the city centre.

Close to Avenham Park and the prime office and retail areas of the city.

An excellent location for flat rentals, the property enjoys consistent full occupancy.

Description

A substantial property arranged over basement, ground and first floors.

Vestibule entrance, entrance hall, basement storage room, four apartments and separate WC facilities.

Each apartment has a lounge/diner, separate bedroom and shower and washbasin facilities.

Enclosed yard area to the rear.

Tenure

Long leasehold subject to an annual rent of £10.

EPC

An EPC will be provided.

Tenancies

Each apartment is let on an AST with rentals including gas, water and council tax with each tenant being responsible for their own electricity.

The apartments are let on rentals between £310 and £340 per calendar month producing a total annual income of £15,720.

The landlord is responsible for insurance, gas central heating and water.

Services

All mains services are connected.

Gas fired central heating is installed throughout the property.

Price

Offers in the region of £140,000 are invited for the freehold interest in the property subject to the ASTs.

Viewing

*Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk*