



## **FOR SALE 133 MANCHESTER ROAD PRESTON PR1 4HL**

Investment property producing a gross income of £21,200 per annum from a ground floor shop together with two upper floor flats

- Well-appointed ground floor sales shop and basement production area trading as a hot food takeaway with seating area
- Two upper floor spacious two-bedroomed flats
- Excellent location adjacent to Cardinal Newman Sixth Form College

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
www.hdak.co.uk**

**01772 652652**

### **Location**

Prominently situated on Manchester Road adjacent to Cardinal Newman Sixth Form College, on the edge of Preston City Centre.

Ample free customer parking directly to the front of the property and private secure tenants' car parking to the rear.

### **Description**

Rebuilt in 2008, the property provides a ground floor lock-up sales shop with basement production facilities together with two two-bedroomed flats to the upper floors.

### **Accommodation**

The ground floor shop has maximum internal dimensions of 17'11" x 51' together with a large basement preparation/production area.

The flats are accessed from a separate doorway from Manchester Road and each provide a large lounge/dining/kitchen area, two bedrooms and a bathroom/WC with shower cubicle.

### **Services**

All mains services are connected. The flats have the benefit of gas fired central heating and uPVC double glazed windows.

### **Tenure**

The property is freehold.

### **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

### **Rental Income**

The ground floor shop and first floor flat are held on a 15 year lease from the 3 March 2008 at a current rental of £15,200 per annum exclusive.

The second floor flat is subject to an AST and produces £500 per calendar month.

### **Purchase Price**

We are instructed to invite offers around £289,950 for the freehold interest subject to the tenancies detailed.

### **EPC**

The Energy Performance Asset rating is Band C58. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

### **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)