



FOR SALE 48 PLUNGINGTON ROAD PRESTON PR1 7RB

Investment property producing a gross income of £13,940 per annum from a ground floor shop and self-contained upper floor flat.

- Prominently located in a densely populated area close to UCLan
- Well-appointed ground floor sales shop trading as fish and chips
- Self-contained 2/3 bedroomed flat let on assured short-hold tenancy

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

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Location

Prominently situated on Plungington Road within a densely populated and popular mixed commercial and residential area close to the University of Centre Lancashire.

Ample free customer car parking available close by.

Description

Ground floor lock-up sales shop premises together with self-contained 2/3 bedroomed flat accommodation to the upper floors.

Accommodation

The ground floor shop extends to approximately 705 ft² and incorporates a sales area, preparation/wash up area, food storage area and staff WC facilities.

The flat is accessed via an external metal staircase from a passageway leading from Hammond Street and comprises of a lounge, kitchen, shower room/WC and 2 bedrooms with a further bedroom in the converted loft area.

Assessment

The ground floor shop has a rateable value of £5,400.

The flat is subject to Band A council tax.

The tenants are responsible for payment of rates and council tax.

Services

All mains services are connected. The flat has the benefit of gas fired central heating.

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 is let on a 20 year lease from the 22 March 2002 at a current rental of £8,000 per annum, exclusive.

The flat is held on a twelve month assured short hold tenancy from the 7 February 2019 at a rental of £495 per calendar month.

Gross rental income is £13,940 per annum.

Purchase Price

We are instructed to invite offers around £160,000 for the freehold interest, subject to the tenancies detailed.

EPC

An EPC is available from the agent's office.

Viewing

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