



Commercial Property Consultants



FOR SALE

RESIDENTIAL / COMMERCIAL PROPERTY INVESTMENT PORTFOLIO

PRESTON CITY CENTRE

PRODUCING £87,780 pa GROSS

OFFERS c£895,000

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Front Elevation	Details
	<p>11 Chapel Street, Preston PRI 8BU</p> <p>Six-bedroomed HMO.</p> <p>£85.00 per week per room.</p> <p>£24,480 per annum</p>
	<p>12 Chapel Street, Preston PRI 8BU</p> <p>Six-bedroomed HMO.</p> <p>£85.00 per week per room.</p> <p>£24,480 per annum</p>
	<p>13 Mount Street, Preston PRI 8BU</p> <p>Five-bedroomed HMO.</p> <p>£80.00 per week per room, together with car park for four vehicles</p> <p>£22,200 per annum</p>

Front Elevation	Details
	<p>1 Avenham Road, Preston PR1 3TH</p> <p>Let to a private tenant as a beauty centre.</p> <p>£625.00 per calendar month.</p> <p>£7,500 per annum</p>
	<p>47/47a Avenham Road, Preston PR1 3TH</p> <p>Two one-bedroomed self-contained flats.</p> <p>£380.00 per calendar month.</p> <p>£9,120 per annum</p>
<p>TOTAL ANNUAL INCOME</p>	<p>£87,780</p>

Location

The properties are situated within Preston City Centre, close to Winckley Square, the professional sector, and Fishergate, the main shopping street.

The bus and railway stations are both within a few minutes walk of the properties.

Description

The properties are all of traditional brick and slate construction and have been converted to a high standard, providing good quality accommodation.

Gross Income

The gross income for the portfolio is approximately £87,780 per annum.

The income from 1 Avenham Road, Preston is net; however, the owners do provide services for the flat and HMOs and it is anticipated that the net income for the portfolio would be in excess of £80,000. Full details on application.

Price

Offers around £895,000 are invited for the Freehold interest in the property portfolio.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing

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

