

GUILDHALL

SALES & LETTINGS



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60b James Street

, Preston, PR1 4JX

Offers Over £265,000



An excellent investment opportunity to acquire a block of three self-contained apartments located on James Street, Preston, offering strong rental potential in a popular central location.

The property comprises two two-bedroom apartments and one one-bedroom / studio apartment, each with its own fitted kitchen and bathroom.

Current rental details:

Flat 1: Two-bedroom apartment – currently let at £650 PCM

Flat 2: Two-bedroom apartment – currently vacant, with an achievable rent of £700 PCM



Flat One

Kitchen/Living Room 14'5" x 8'2" (4.4m x 2.5m)

Bedroom One 8'2" x 6'6" (2.5m x 2.0m)

Bedroom Two 9'2" x 5'10" (2.8m x 1.8m)

Flat Two

Awaiting information

Flat Three

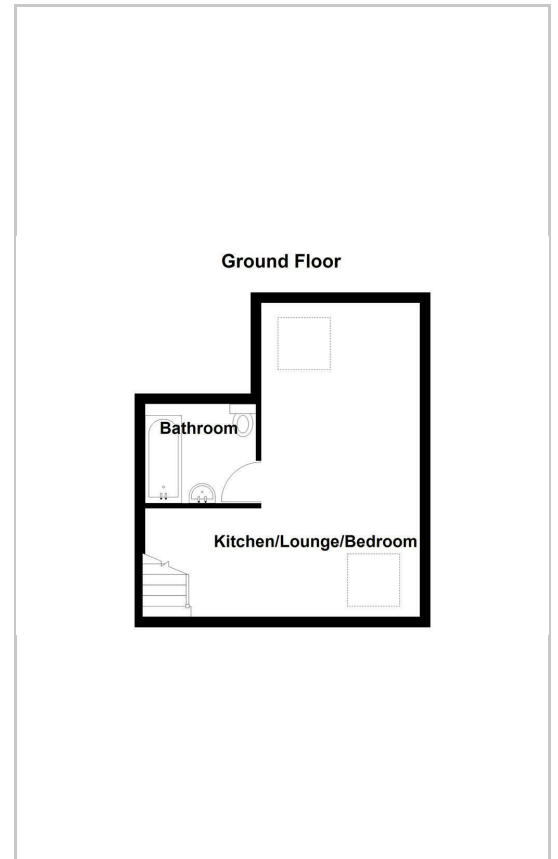
Kitchen/Lounge/Bedroom 19'8" x 9'10" (6.0m x 3.0m)

Bathroom 4'11" x 4'11" (1.5m x 1.5m)


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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