

GUILDHALL

SALES & LETTINGS



60b James Street

, Preston, PR1 4JX

Offers Over £270,000



An excellent investment opportunity to acquire a fully tenanted block of three self-contained apartments, generating £2000pcm with an 8.5% yield ideally located on James Street in Preston.

The property comprises two spacious two-bedroom apartments and one well-presented one-bedroom studio apartment, all currently let and generating immediate rental income. Situated close to Preston city centre, the University of Central Lancashire (UCLan), and a range of local amenities, the location is highly popular with both professionals and students, ensuring consistent tenant demand.

Each apartment is finished to a modern standard with fitted kitchens, contemporary bathrooms. This is a low-maintenance, income-producing asset that would make a valuable addition to any landlord's portfolio.

Full tenancy details and rental figures are available on request.

Early viewing is recommended to appreciate the investment potential of this superb property.



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

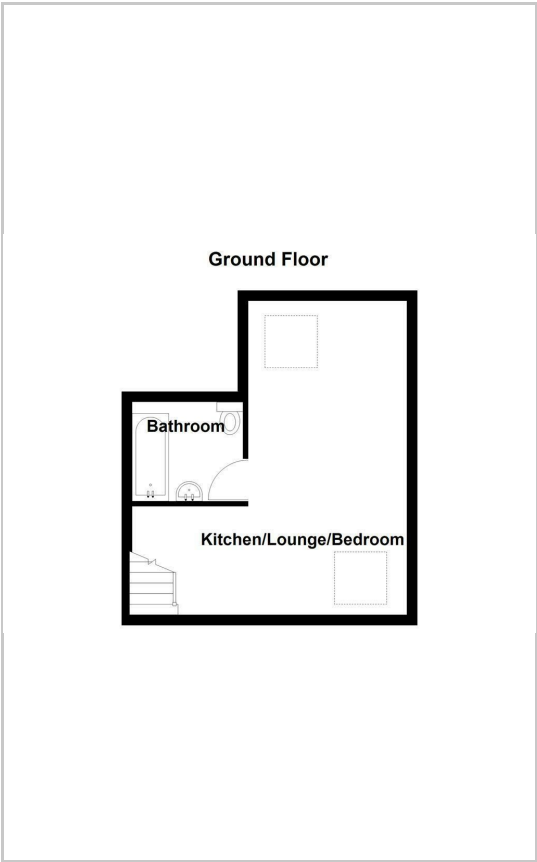
Kitchen/Lounge/Bedroom 19'8" x 9'10" (6.0m x 3.0m)

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

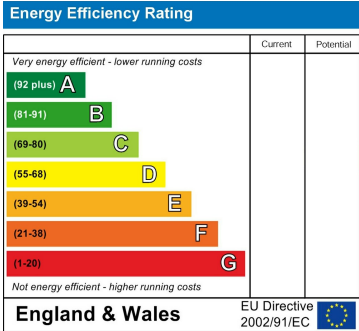
Area Map



Floor Plans



Energy Efficiency Graph



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