

S



West Cliff

Preston | Lancashire | PR1 8HX

West Cliff

£525,000





*Welcome,
Investors*

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Located in the heart of Preston,
directly adjacent to the train
station, 47 West Cliff comprises
five fully tenanted flats, all in
very good condition—
professionally managed and
maintained. This property offers
immediate rental income from
day one, making it an ideal
addition to any buy-to-let
portfolio.

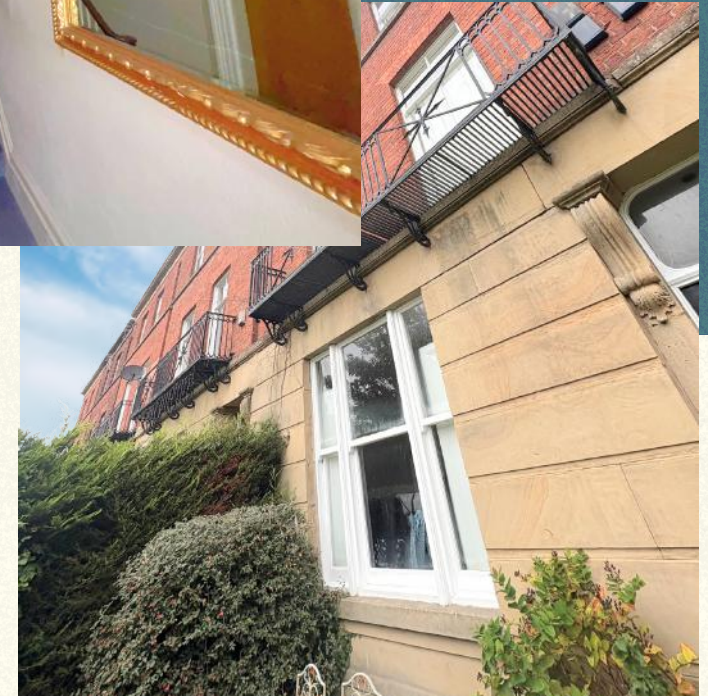
4 x 2 Bedrooms
1 x 1 Bedroom

Current yield of 7.3%
Potential yield of 8.42%

Rental Background

The current tenancy has been professionally managed, with all repair works carried out promptly and to a high standard.

The property is fully rent compliant, and there are no known issues, offering peace of mind to prospective investors.



Key Features



- Five self-contained flats
- Fully tenanted with immediate rental income
- Located just steps from Preston train station (PR1 8HX)
- Current yield 7.3% with upside to 8.42% pending rent review
- Professionally and regularly maintained
- Spacious apartments with good internal condition
- Strong commuter / city-centre appeal
- Potential asset growth given location and rental demand
- Excellent addition to a buy-to-let portfolio or investment setup

Please note: Due to tenant privacy and regulatory compliance, we are unable to provide internal photographs or a floor plan at this time. Viewings may be arranged under agreed terms and notice.

Preston

Preston City Centre is a vibrant and thriving hub offering an excellent mix of culture, convenience, and connectivity. With a wide selection of shops, restaurants, and bars, as well as major employers and transport links including Preston Train Station, it's the heartbeat of the city.

The area attracts a strong mix of professionals, students, and long-term residents, making it ideal for both investment and urban living. Everything you need is right on the doorstep – from Avenham Park's open green spaces to the expanding retail and leisure scene.



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