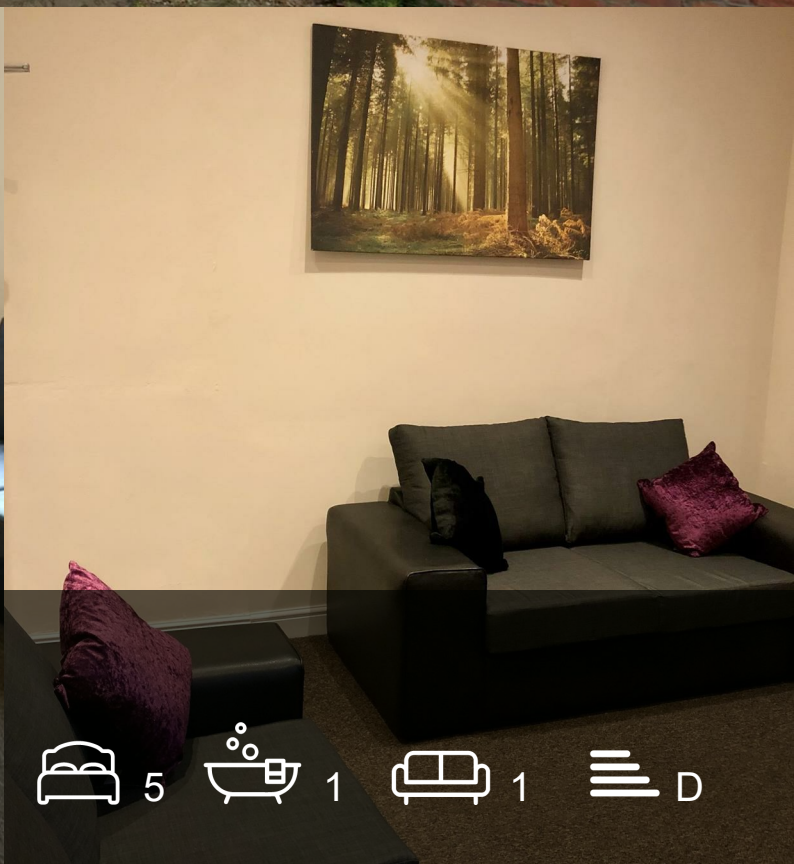
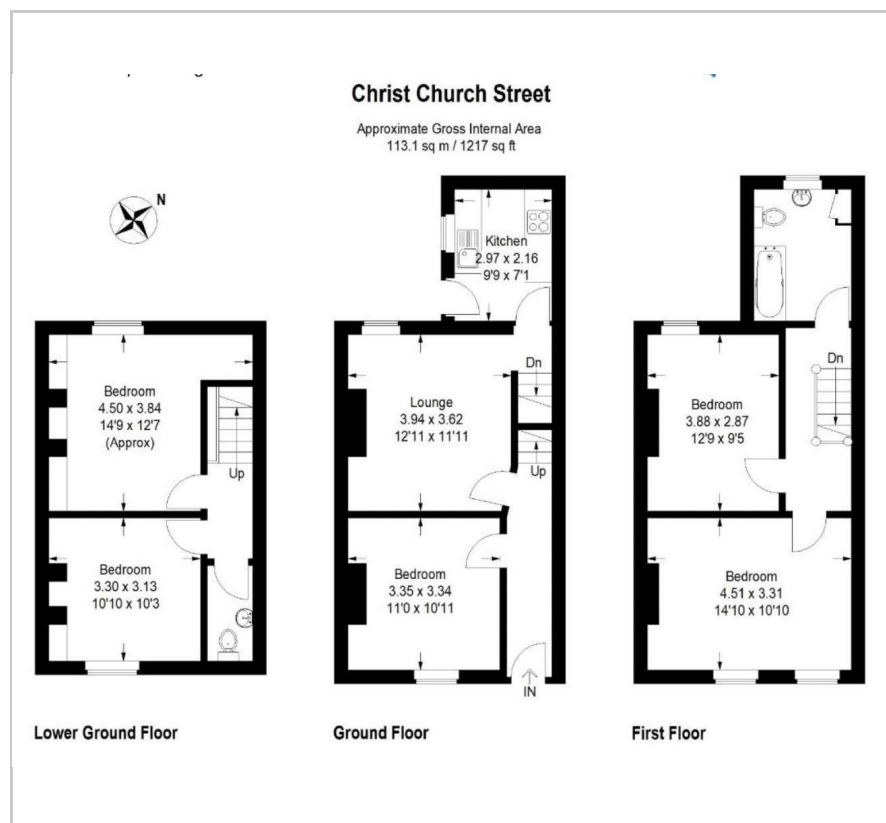




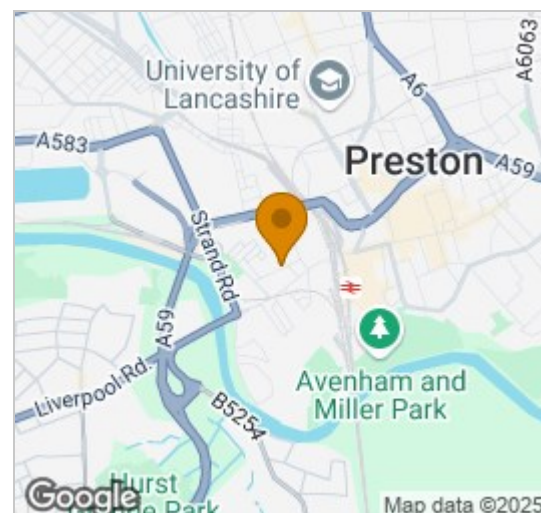
40 Christ Church Street
City Centre, Preston, PR1 8PJ
Asking price £140,000



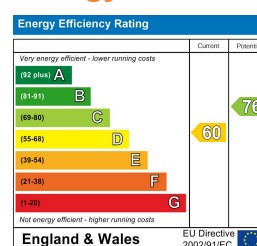
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our JC Sales and Lettings Office on 0114 4830038 if you wish to arrange a viewing appointment for this property or require further information.

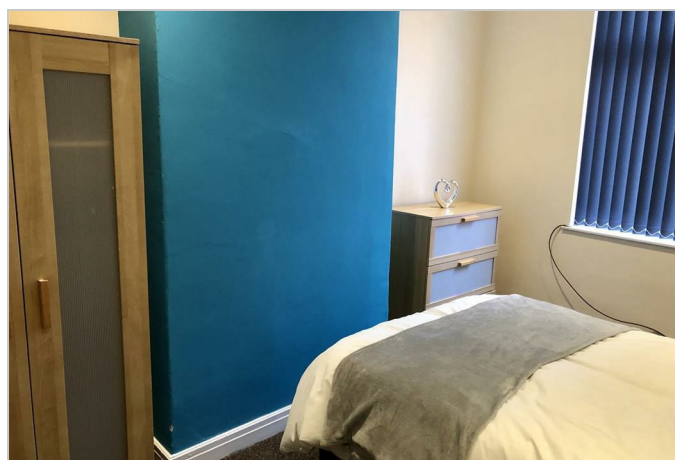
- Fully licenced 5 bedroom HMO
- To be sold with tenants in situ
- 4 / 5 rooms let with current gross rent of £19,640 per annum
- Potential gross rent of £25,000 per annum with all rooms let
- All compliance certificates up to date and available
- Occupying an enviable position in Preston City Centre
- Close to an abundance of local amenities
- Property would benefit from general modernisation
- Viewing highly recommended
- EPC Grade D

*** 5 BED FULLY LICENCED HMO - SOLD WITH TENANTS IN SITU *** Potential gross rent of approx. £25,000 per annum *** Currently let to 4 tenants at a gross rent of £19,640 per annum (one room empty) ***

An excellent opportunity to acquire a HIGH YIELDING HMO, situated in Preston City Centre, which would benefit from general modernisation. All compliance certificates are up to date and will be available for a buyer on completion.

In brief the accommodation comprises: entrance hall, living room, kitchen and bedroom to the ground floor. There are two first floor bedrooms and a bathroom / WC to the first floor. There are two bedrooms and a separate WC to the basement.

An early viewing is highly recommended to avoid disappointment. EPC Grade D.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

33 Townhead Road, Dore, Sheffield, S17 3GD Tel: 0114 483 0038
Email: sales@jc-salesandlettings.com www.jc-salesandlettings.com

JC SALES AND LETTINGS is a trading name of JC LETTINGS AND PROPERTY MANAGEMENT LIMITED, which is a company registered in England and Wales at 33 Townhead Road, Sheffield, S17 3GD. Company Number: 14135919 VAT Registration Number: 415 8145 04

