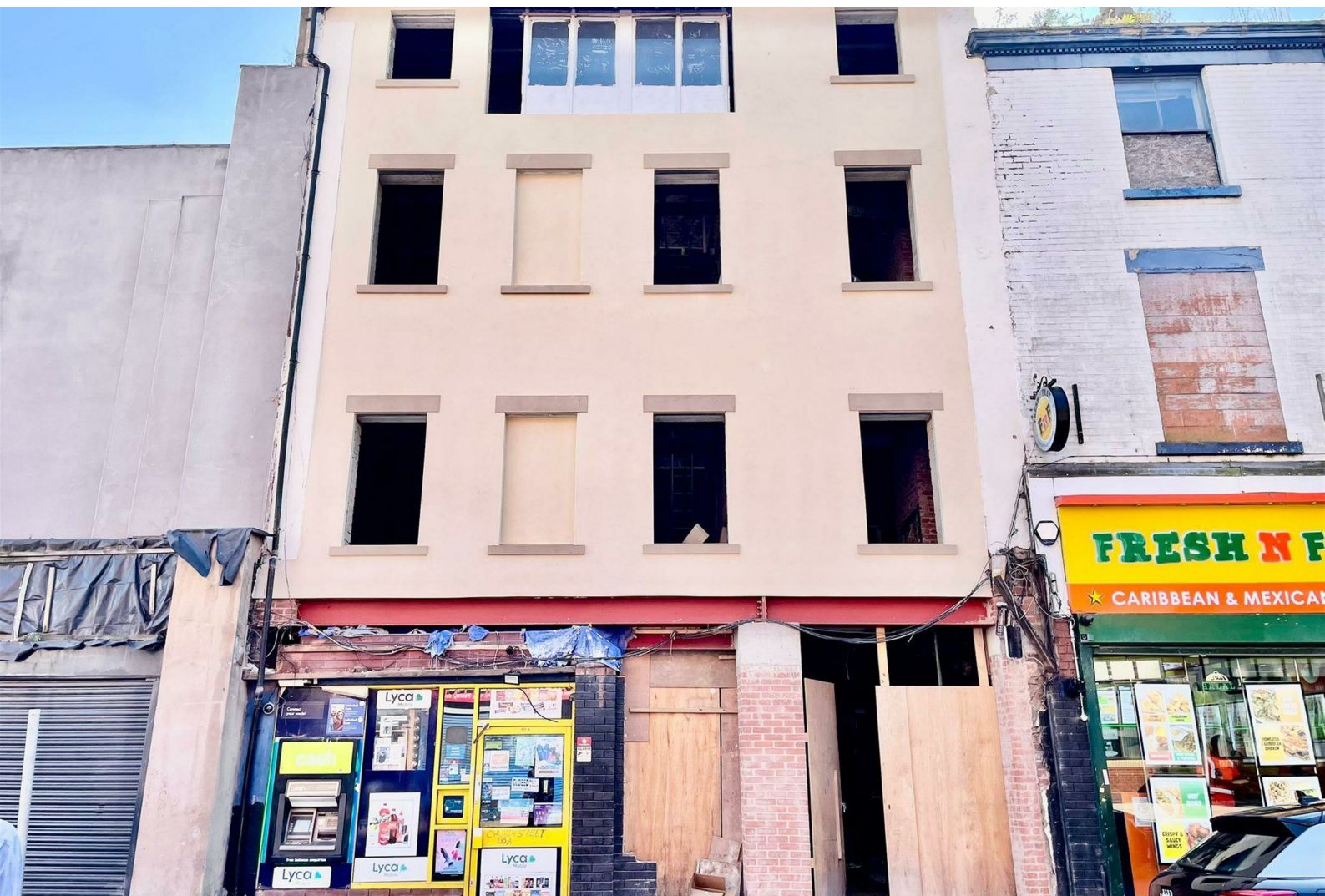


GUILDHALL

SALES & LETTINGS



135a Church Street

, Preston, PR1 3BT

Offers Over £550,000

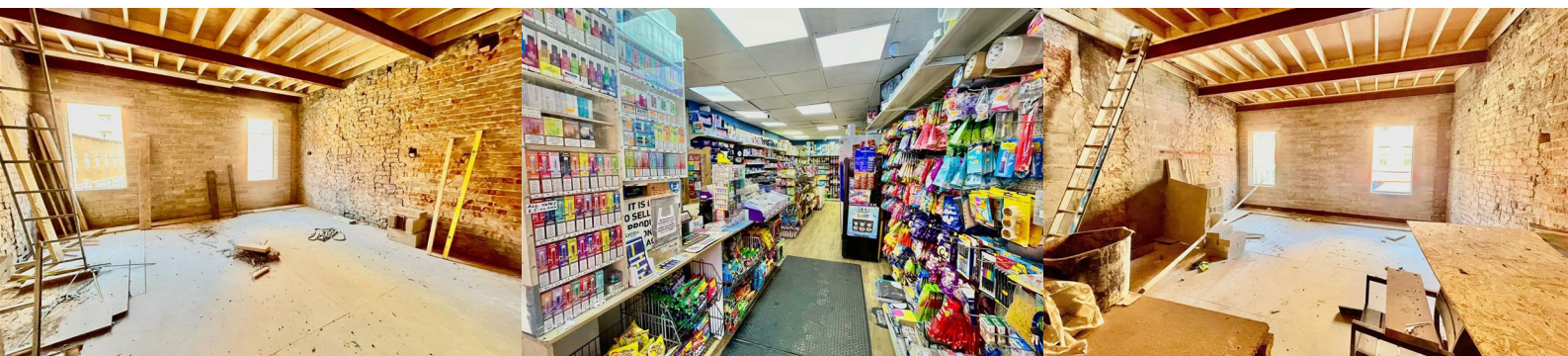


Guildhall Sales and Lettings are excited to welcome Church Street News to the market. Located in the heart of Preston!

This property is not just a building; it's a fantastic development opportunity waiting for the right buyer. Situated in a prime city centre location, this property offers the best of both worlds - a mix of residential and commercial space.

This property comes with planning permission for 15 apartments, each with en-suites. Imagine the potential this holds, especially for those looking to invest in student housing. With an estimated monthly income of £9,000, this property is not only a smart investment but also a lucrative one.

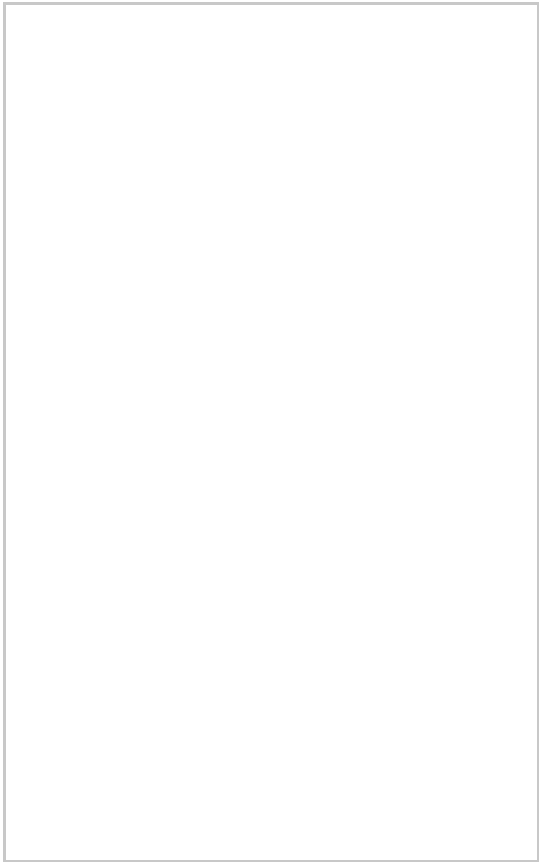
This opportunity has the added benefit of having a fully operating shop maximising the monthly income.



Area Map



Floor Plans



Energy Efficiency Graph

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.