# 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

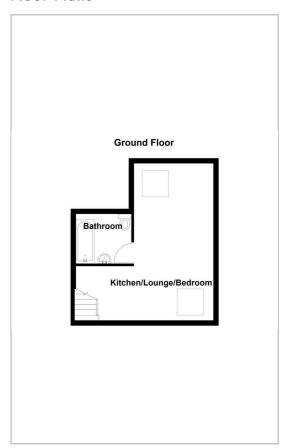
Kitchen/Lounge/Bedroom 19'8" x 9'10" (6.0m x 3.0m)

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

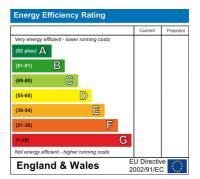
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: https://guildhalllettings.co.uk/