



39 Wellington Street, Preston, PR1 8TQ

Offers in excess of £310,000

- ****HMO****
- 3 Bathrooms
- THREE YEAR EXISTING COMPANY LET
- Low Council Tax
- 6 Rooms
- ****Good Net Yield****

39 Wellington Street, Preston PR1 8TQ

Good net Yield 6-Bedroom Investment Property - Company Fully Tenanted

A fantastic opportunity to secure a high-performing investment property in the heart of Preston. This spacious 6-bedroom, 3-bathroom HMO is ideally situated within walking distance of the University of Central Lancashire (UCLan) and Preston city centre - a prime location for student and professional tenants.

The property is fully tenanted for a total of three years, offering immediate income and peace of mind for investors.

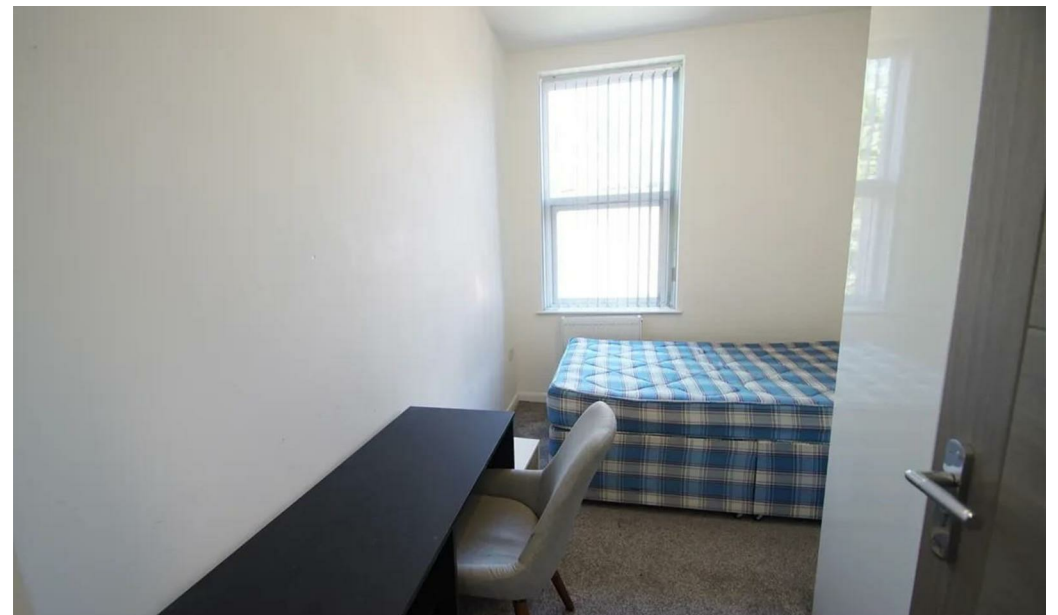
Key Investment Highlights:

Achieving a strong 8% net yield (ROI)



Council Tax Band: A







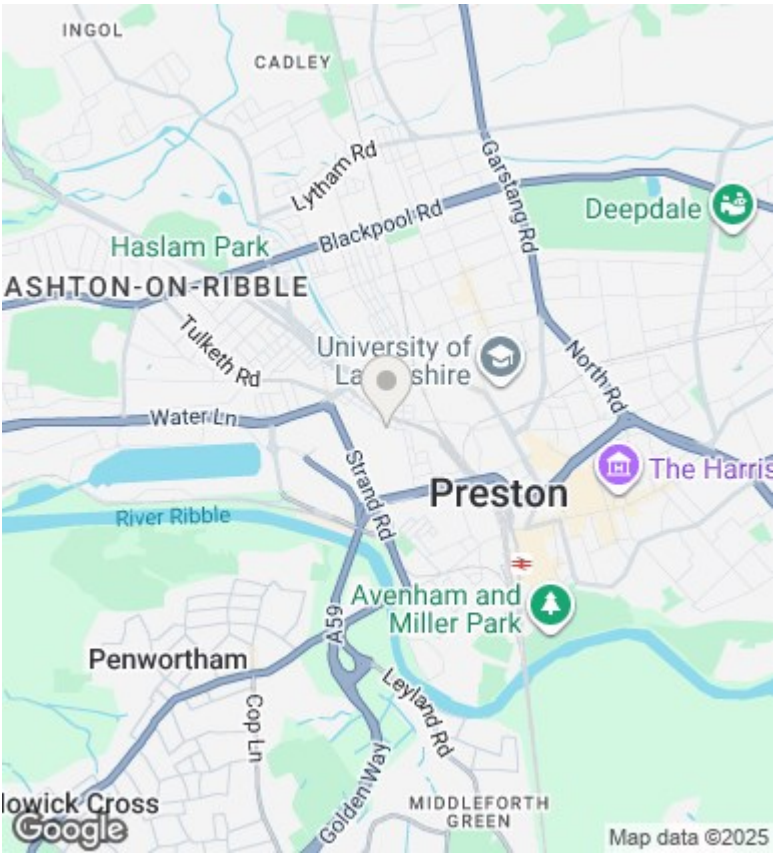
Directions

Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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