



## 39 Wellington Street, Preston, PR1 8TQ

Offers in the region of £295,000

- **\*\*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









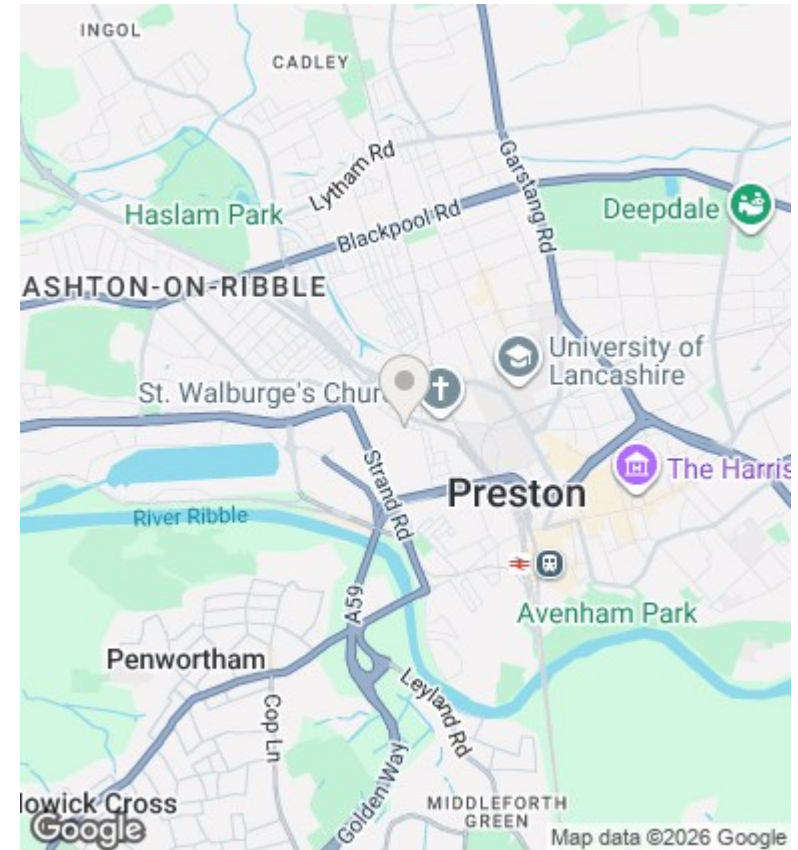
## Directions

## Viewings

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

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 