Jones Cameron









63 Grafton Street, Preston, PR1 8JH

Asking Price £75,000

- Ground Floor
- Currently Tenanted Achieving £600pcm
- Close To The Town Centre
- Parking
- Excellent Investment Opportunity
- 9% Gross Yield (If purchased at full asking price)

86 Plungington Road, Preston, Lancashire, PR1 7RA
01772 888 887
admin@jonescameron.com
www.jonescameron.co.uk

63 Grafton Street, Preston PR1 8JH

Investor opportunity with a 9.2% rental yield. There is a proven tenancy gaining £575per calendar month.

Jones Cameron Estate Agents are happy to manage this property for the first year at 7%.+VAT of the monthly rent!

63 Grafton Street, Preston, presenting a fully tenanted ground-floor property with immediate rental income. This low-maintenance two-bedroom home is perfectly suited for landlords looking to expand their portfolio with a reliable, hands-off asset. Generating a steady income of £600 per calendar month, the property delivers strong rental yields right from the day of completion, bypassing the hassle of finding new occupants and avoiding initial void periods.

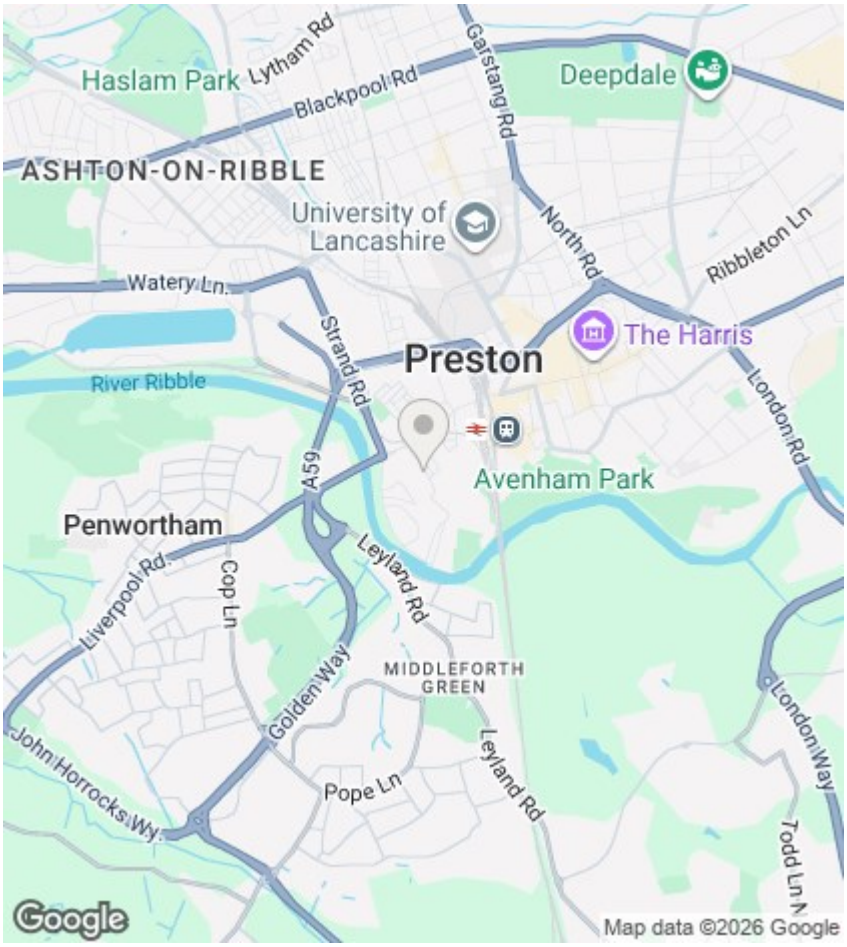
The layout comprises a welcoming ground-floor entrance, a functional living area, a fitted kitchen, and two well-proportioned bedrooms. Situated within the popular PR1 area of Preston, the property benefits from a highly accessible location close to a wealth of local amenities, public transport networks, and the bustling city centre. This strong local rental demand makes it a resilient addition to any residential portfolio.

Whether you are an established investor seeking reliable monthly cash flow or a first-time landlord looking for a secure entry point into the Preston market, this ready-made property represents excellent value. Internal viewings are highly recommended to appreciate the scope of this turn-key investment, with the current tenant remaining in situ.

0 0 0 E

Council Tax Band: A





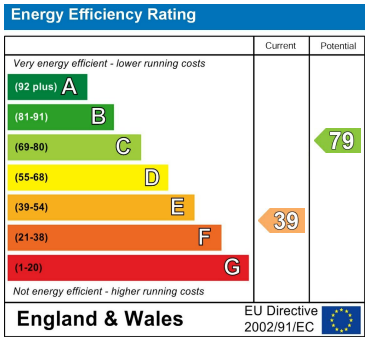
Directions

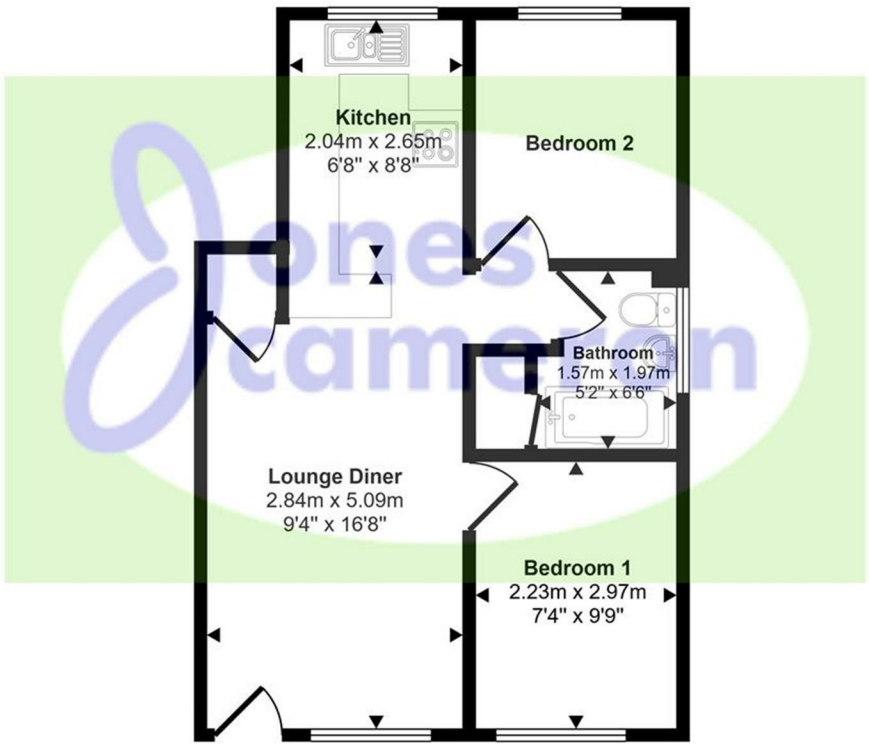
Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

E





Floorplan

86 Plungington Road, Preston, Lancashire, PR1 7RA
01772 888 887
admin@jonescameron.com
www.jonescameron.co.uk