



## Residential Portfolio in PR1

Leighton Street, Preston, Lancashire, PR1 8RH

**£90,000** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ Six Bedroom Student
- ✓ Generating £26,000 per annum
- ✓ Fully Occupied
- ✓ 10% Net Yield

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

A great opportunity to invest in the ever-expanding UCLAN student market. Close to a plethora of bars, restaurants and other leisure amenities, this six bedroom cluster of ensuite apartments offers a great way to enter this market for the buy-to-let investor.

Leighton Halls is a perfect location for students seeking a vibrant City centre location, with secure STUDENT only accommodation. This well-maintained study/studio apartment has all the things a student requires as a base and offers a communal area for cooking/dining and TV viewing. Study, sleep and wash in your own private area.

Further shared facilities include a laundry room, cinema room and games room (pool tables etc).

These ensuite apartments, which can only be rented to students, are all managed by an in-house letting agency.

Currently all rooms are occupied on a 39 week agreement generating £26,200 per annum in rent which represents a 10% net yield (service charges and other costs are approximately £16,000 per annum)

Please note we have not inspected this property and pictures provided are of the building's 'show apartment'.

Price: Starting Bid £90,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: None

## Location

Leighton Halls is a perfect location for students seeking a vibrant City centre location, with secure STUDENT only accommodation.



## Accommodation

This well-maintained study/studio apartment has all the things a student requires as a base and offers a communal area for cooking/dining and TV viewing. Study, sleep and wash in your own private area.

Further shared facilities include a laundry room, cinema room and games room (pool tables etc).



## Rental Information

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## Council Tax

Band C



## Tenure

Leasehold, title number LAN28893



## EPC

Rating C, full report available upon request.



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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Leighton Street, Preston, Lancashire, PR1 8RH

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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