



Residential Portfolio in PR1

Fishergate, Preston, Lancashire, PR1 8QF

£350,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Three self-contained apartments sold as one freehold investment
- ✓ Six bedrooms across the portfolio
- ✓ Current gross rental income of £37,644 per annum
- ✓ Indicative gross yield of approximately 10.75% at the
- ✓ Central Preston location close to the railway station and UCLan

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale by Auction – Terms, Conditions and Fees Apply

An opportunity to acquire a freehold residential investment portfolio comprising three self-contained apartments within Fishergate Court, in the heart of Preston city centre.

The portfolio provides a total of six bedrooms, three reception rooms, three kitchens and three bathrooms, with each apartment operating as a separate residential unit.

The apartments currently generate a combined gross rental income of £37,644 per annum, equivalent to an indicative gross yield of approximately 10.75% based on the £350,000 starting bid.

The property occupies a highly convenient city-centre position within easy reach of Preston Railway Station, the University of Central Lancashire, Fishergate Shopping Centre and a broad selection of shops, cafés, restaurants and local amenities.

With three individual income-producing apartments held under one freehold title, the property may appeal to established landlords, portfolio investors and buyers seeking a centrally located residential investment with immediate rental income.

Prospective purchasers should review the tenancy documentation, legal pack and auction terms before bidding.

Location

The property is situated on Fishergate, one of Preston city centre's principal commercial and residential thoroughfares.

Nearby destinations include:

Preston Railway Station

University of Central Lancashire

Fishergate Shopping Centre

Preston city centre shops and amenities

Restaurants, cafés and supermarkets

Local bus services and regional transport connections

Access to the wider motorway network

Price: Starting Bid £350,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Location

- Preston City Centre
 - Preston Railway Station
 - University of Central Lancashire (UCLan)
 - Fishergate Shopping Centre
 - Local cafés, restaurants and supermarkets
 - Excellent transport and motorway links
-

Accommodation

An opportunity to acquire a freehold residential investment portfolio comprising three self-contained apartments within Fishergate Court, in the heart of Preston city centre.

The portfolio provides a total of six bedrooms, three reception rooms, three kitchens and three bathrooms, with each apartment operating as a separate residential unit.

Income

Flat 1 – £997 PCM
Flat 2 – £1,100 PCM
Flat 3 – £1,040 PCM
Gross Annual Rent – £37,644

Tenure

Freehold, title number LA663524

Council Tax

Band A

EPC

Flat 1 - Rating E
Flat 2 - Rating D
Flat 3 - Rating D

Full reports available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Fishergate, Preston, Lancashire, PR1 8QF

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**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

