

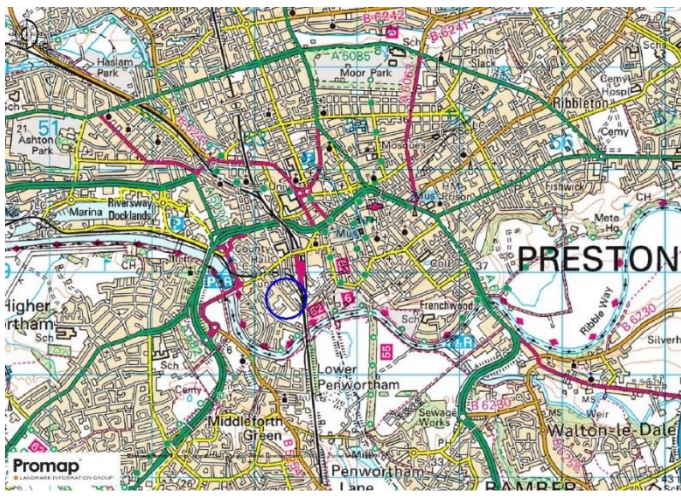


For Sale

**Freehold Residential Investment Opportunity
56 West Cliff, Preston, PR1 8HU**

- Close proximity to Preston's amenities including the core retail destination and train station
- Rare investment opportunity in a established residential market
- Period property situated in a quiet residential street benefiting from secure parking provision





Overview

Rare freehold residential investment opportunity on West Cliff within the heart of Preston City Centre. Converted in 2009 the property provides 11 residential units made up of 7 two bed and 4 one bed apartments. The Property is located on West Cliff, 0.5 miles from Preston City Centre and less than 10 minute walk from Preston Train Station. Preston offers easy access to the M6, M61, M65 and the M55 motorways as well as benefiting from its position on the West Coast mainline which facilitates direct rail services to London Euston.

Location

Preston is the administrative centre of Lancashire and home of the University of Central Lancashire whose expansion in recent years has driven a growing student population. The city is located on the West Coast Mainline and benefits from direct trains to London, Edinburgh and Glasgow as well as regional cities in the north of England. There are 3 trains per hour between Preston and London, the fastest journey time of which is 2 hours 12 minutes.

The property is located to the east of Preston City Centre on West Cliff, a fashionable area of the city which houses a number of period properties. West Cliff is accessed via Fishergate, the main thoroughfare through the city centre, situated only 0.5 miles from the subject property. Fishergate in turn provides the access on to the A59 which connects Preston with J31 M6 and the wider motorway network beyond. West Cliff is also excellently located for Preston Train Station, situated 0.3 miles from the property.

Avenham and Miller Parks are adjoining Parks that lie less than 100 metres south of the property. They represent one of the finest examples of Victorian parkland in the north west and are both Grade II* listed. They offer residents on West Cliff an excellent retreat from City Centre life.

Description

This attractive Grade II listed property dating back to the 1840's contains 11 residential flats arranged over 4 storeys. To the rear of the property is a large secure parking area providing ample spaces for the private use of residents and guests.

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Internally the apartments are of contemporary specification including:

- Fully integrated fitted kitchens
- Intercom Entry system
- Gas Central Heating
- Fully Furnished

The property is currently fully let generating income of £72,600 p.a.

Site Area

The property has a total residential area of 6,846 sq ft (636sqm) and is situated on a c 0.31 acre site.

Tenure

The property will be sold Freehold.

Offers

We are inviting offers to be made to the offices of JLL. All offers must provide proof of funds and explicitly state any conditions that may be attached to the offer and confirm the intended timescales for exchange and completion.

Viewing

Viewing is strictly by appointment with the sole agent.

VAT

VAT is applicable on the sale of the subject site.

Further Information

Further information including EPC's, floorplans, photos, tenancy details and title information is available within an online dataroom and access can be granted upon request.

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