
TO LET
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Flat , Fishergate Court, Fishergate, Preston

Guide Price £325,000

6 bedroom flat for sale

Description

Being Sold via Secure Sale Online Bidding through Pattinson. Terms & Conditions Apply. Starting Bid: £350,000.



An excellent opportunity to acquire a freehold investment portfolio comprising three self-contained apartments in the heart of Preston city centre.

The portfolio includes six bedrooms, three reception rooms, three kitchens and three bathrooms, with the apartments currently generating a gross annual rental income of £37,644, representing an approximate gross yield of 10.75% based on the starting bid.

Ideally located close to Preston Railway Station, the University of Central Lancashire (UCLan), Fishergate Shopping Centre and a wide range of shops, cafés and local amenities.

Offering three income-producing apartments under a single freehold title, this property is an ideal purchase for portfolio landlords and investors seeking an established residential investment. Prospective purchasers are advised to review the legal pack, tenancy documentation and auction terms before bidding.

Key Features:
- Being Sold via Secure Sale Online Bidding through Pattinson
- Starting Bid £350,000

- 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%
- Three separate kitchens, reception rooms and bathrooms
- Established rental income across all three apartments
- Freehold title
- Prime Preston city centre location
- Close to Preston Railway Station and UCLan
- Ideal for portfolio landlords and property investors

Location Highlights:
- 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 (UCLan)
- Fishergate Shopping Centre
- Preston city centre shops and amenities
- Restaurants, cafés and supermarkets
- Local bus services and regional transport connections
- Convenient access to the wider motorway network

Auctioneers Additional Comments:

In order to secure the property and demonstrate commitment to the purchase, the successful bidder will be required to pay a non-refundable deposit equivalent to 5% of the purchase price upon exchange of contracts. The deposit will form part of the purchase price.

A non-refundable Reservation Fee of up to 6% (including VAT), subject to a minimum fee of up to £7,200 (including VAT), is also

payable upon agreement of sale. The Reservation Fee is payable in addition to the agreed purchase price, and purchasers should take this into account when considering any Stamp Duty Land Tax liability.

Both the Marketing Agent and the Auctioneer may introduce purchasers to third-party service providers from whom a referral fee may be received. There is no obligation to use any recommended suppliers or services.

Council Tax Band: A

Tenure











Viewing by appointment only
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