



12 Watery Lane, Preston, PR2 2NN

£950,000

Bradley Taylor Properties are delighted to present a substantial, freehold, multi-unit investment portfolio spanning over 5,800 sq ft across three ground-floor commercial premises and seven modern self-contained flats. Converted and comprehensively refurbished just over three years ago.

The portfolio commands a prominent street presence, comprising three versatile ground-floor retail units offering high visibility, steady footfall, and strong commercial covenant potential. The residential accommodation is thoughtfully arranged across three levels, featuring one flat quietly positioned to the rear of the ground floor, three flats on the first floor, and three further flats on the second floor. Every unit benefits from bright, efficient layouts designed to attract and retain quality, long-term tenants.

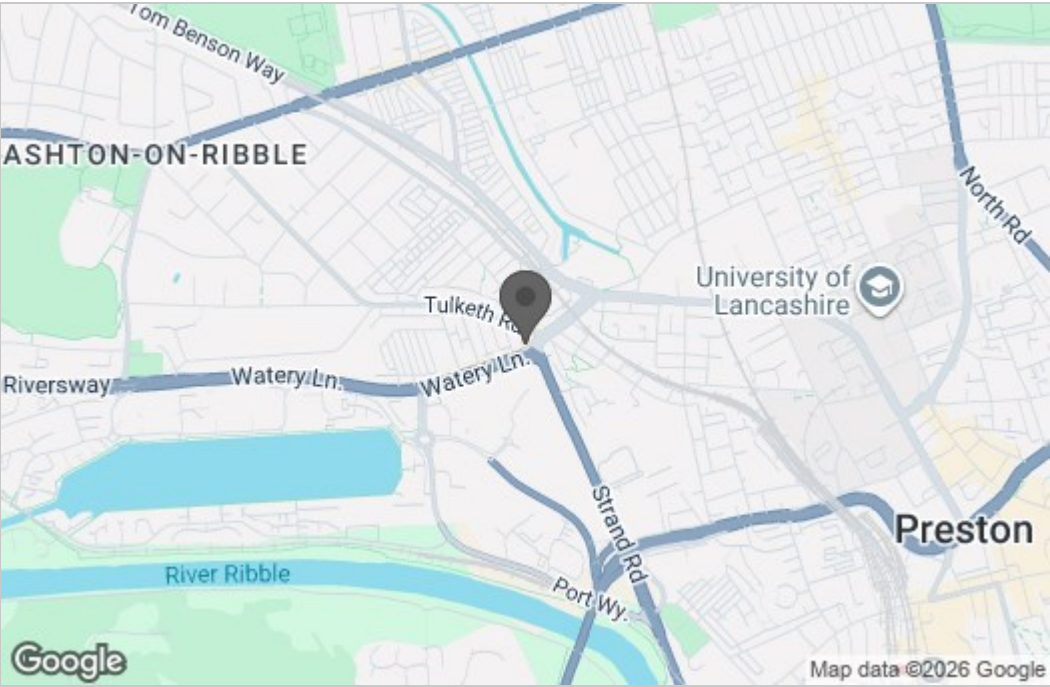
What sets this portfolio apart is the sheer scale and quality of the works undertaken during the conversion just over three years ago. The residential areas underwent a complete back-to-brick transformation, benefiting from brand-new internal walls, fresh plasterwork, full electrical rewiring, contemporary switches, sockets, and energy-efficient lighting. Each flat is independently serviced by its own dedicated modern gas combi boiler, brand-new radiators, and fresh central heating infrastructure, alongside new internal doors and hardwearing floor coverings throughout.

Safety and compliance have been prioritized to institutional standards, with a comprehensive, interconnected fire alarm system protecting the entire building. With independent utilities and heating systems keeping ongoing maintenance exceptionally low, this turnkey portfolio represents an outstanding, passive income-generating acquisition for seasoned property companies, private equity investors, or family offices seeking scale, security, and strong yield profile.

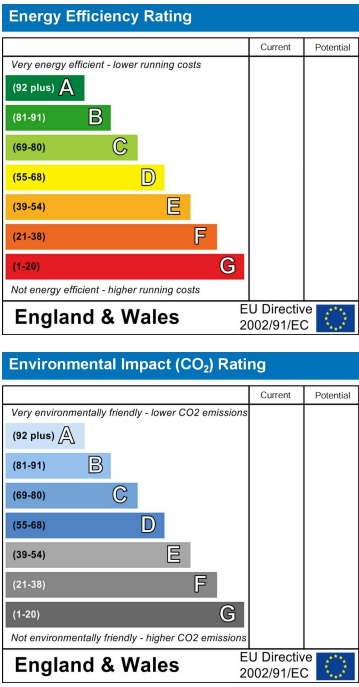
Floor Plan



Area Map



Energy Efficiency Graph



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