



**Fleet Street, Preston**

**Offers Over £449,950**

**\*\*ATTENTION INVESTORS\*\***

Ben Rose Estate Agents are pleased to present to the market this fantastic opportunity to acquire a multi-income investment property in the heart of Preston city centre. This newly refurbished mixed-use building comprises a ground floor commercial unit, two self-contained apartments, and an additional studio apartment. Ideally positioned, the property offers strong rental yield potential, making it an attractive and low-maintenance addition to any investment portfolio.

The ground floor commercial unit features a spacious retail area, with stairs leading down to a generous basement level, which includes a WC. This basement is ideal for use as a staff area and storage, supporting efficient day-to-day operations.

Adjacent at street level is the communal entrance to the residential accommodation. The first and second floor apartments offer matching layouts, each comprising a generously sized open-plan lounge/kitchen, a double bedroom, and an ensuite shower room. The newly installed kitchens are fitted with an integrated oven and hob, along with additional space for freestanding appliances.

On the third floor, there is a well-proportioned studio apartment, featuring an open-plan living space incorporating the lounge, bedroom, and kitchen, along with a contemporary three-piece bathroom with an over-the-bath shower.

The property is held under a single title deed, with individual flat numbers assigned by the local council.

Early viewing is highly recommended to appreciate the property's prime position and quality, and to avoid missing out on this excellent investment opportunity.



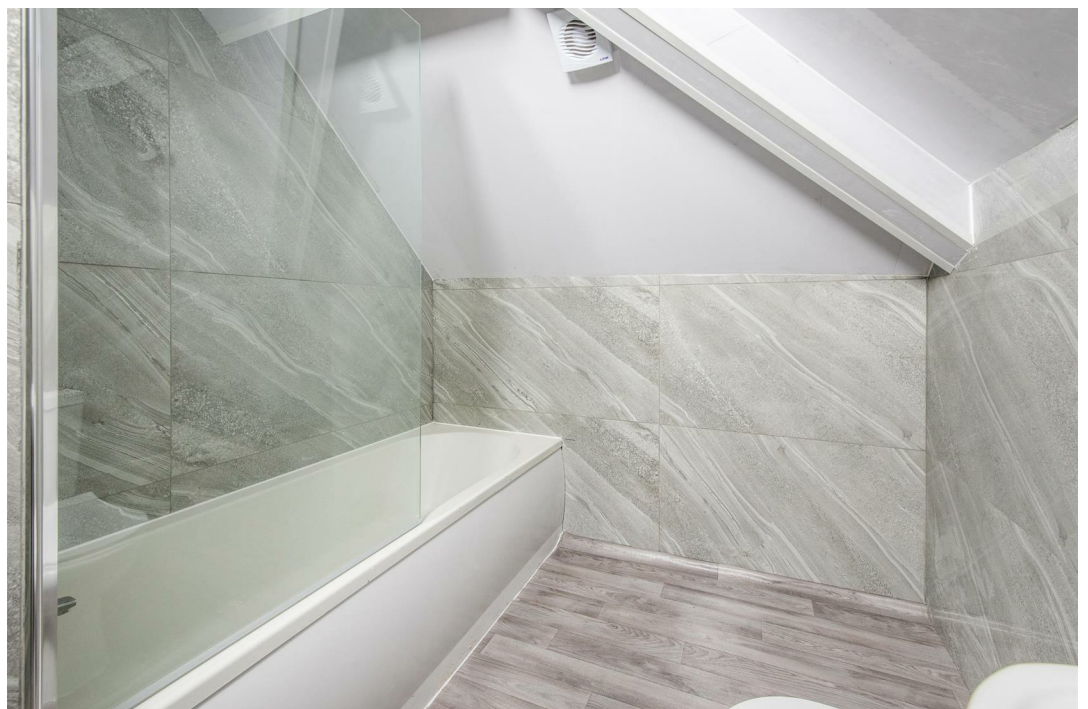


















# BEN ROSE

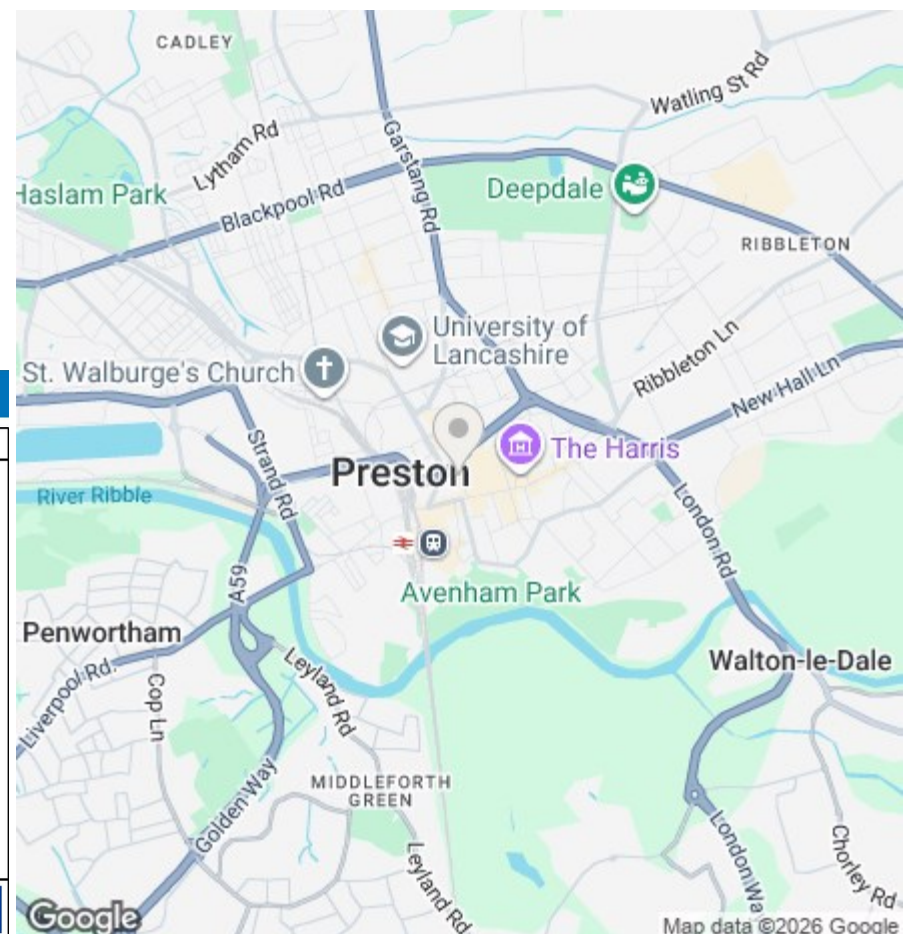


TOTAL FLOOR AREA : 2110 sq.ft. (196.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		