

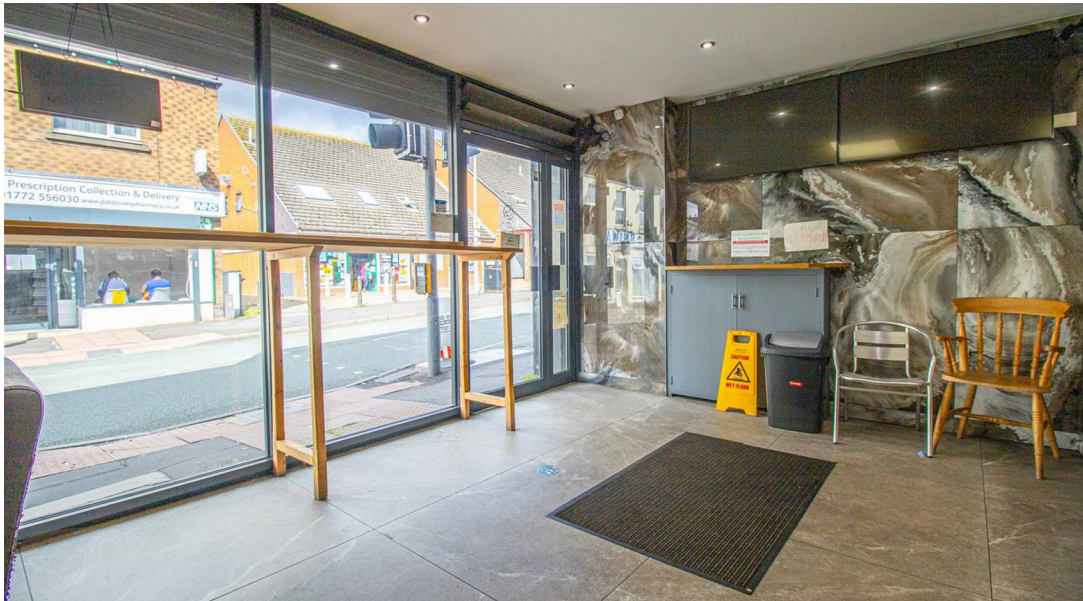


60-60A Plungington Road, Preston, PR1 7RA
Guide Price - £220,000



60-60A Plungington Road, Preston, PR1 7RA

- Property type: Commercial
- Price: Asking price £220,000
- Bedrooms: null
- Receptions: null
- Bathrooms: null
- Local Council:
- Council Tax Rating:
- Current EPC Rating: *(null)*
- Potential EPC Rating: *(null)*
- Tenure: Freehold



Advert Summary

An Exceptional Investment Opportunity with Immediate Income and Future Potential.

Mixed-Use Commercial Property with Residential Flat – For Sale on Plungington Road, Preston PR1

An excellent opportunity awaits to acquire a mixed-use investment property on the ever-popular Plungington Road in Preston. Its prime location near the University and city centre makes this property ideal for both investors and owner-occupiers.

The ground floor is a fully renovated commercial unit, home to the well-established takeaway business, Mom's Kitchen Sandwich Bar. This space has been finished to a high standard, featuring a welcoming shop front with a service counter and a fully equipped kitchen. It also includes a separate storage area with a sink, a back storage room, a W/C, and side access.

A separate front entrance leads to the spacious two-bedroom flat above. A staircase takes you directly to the flat, which comprises a bathroom, two double bedrooms, a reception room, and a separate kitchen. The flat is generously sized and well-laid-out, but it does require renovation and modernization, offering an ideal opportunity for buyers to add significant value.

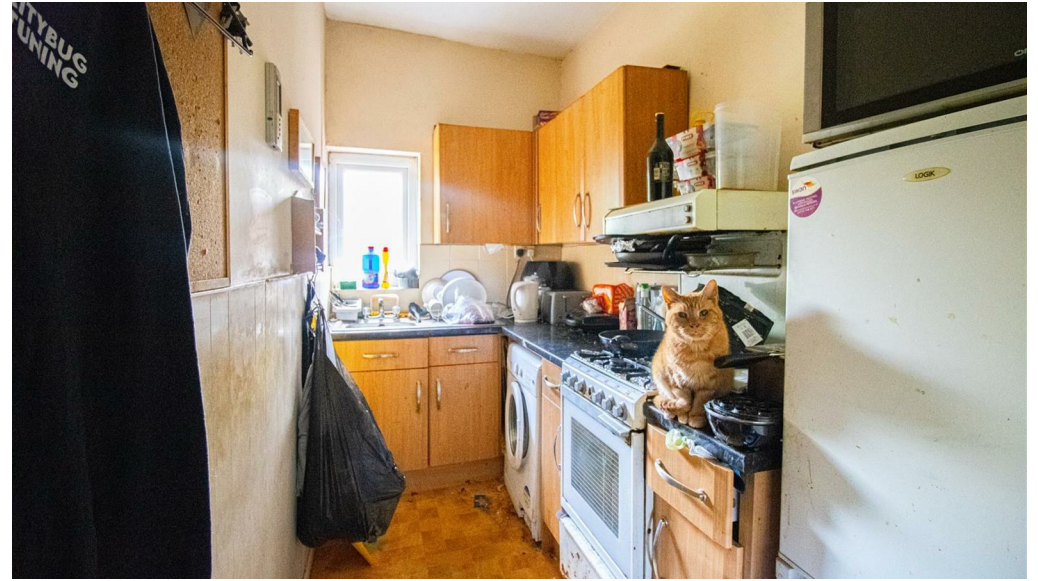
This property is a dual-income investment with strong immediate returns. The tenanted flat provides a reliable monthly rental income of £650. Combined with the commercial unit, the total gross yield reaches approximately £17,400 per annum, providing investors with substantial income from day one.

Furthermore, there is a clear opportunity to increase returns through refurbishment. Strategic updates could significantly improve the rental value of both the residential and commercial units, maximizing your long-term profit.

This is a rare chance to purchase a mixed-use property in a high-demand area with excellent transport links and amenities. Early viewing is highly recommended to fully appreciate the potential on offer.



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Floor Plan

Looking to sell or let out your home? Give our team a call today on **01772 651165** to get booked in for your **FREE OF CHARGE** valuation!



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