

LET PROPERTY PACK

INVESTMENT INFORMATION

Canterbury Halls, Garstang
Road, Preston, PR1

209146183

 www.letproperty.co.uk





Property Description

Our latest listing is in Canterbury Halls, Garstang Road, Preston, PR1

Get instant cash flow of **£349** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£642** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Canterbury Halls,
Garstang Road, Preston,
PR1

209146183



Property Key Features

1 Bedroom

1 Bathroom

Modern and Good Condition

Access to Building Amenities

Factor Fees: £25.91

Ground Rent: £22.91

Lease Length: 999 years

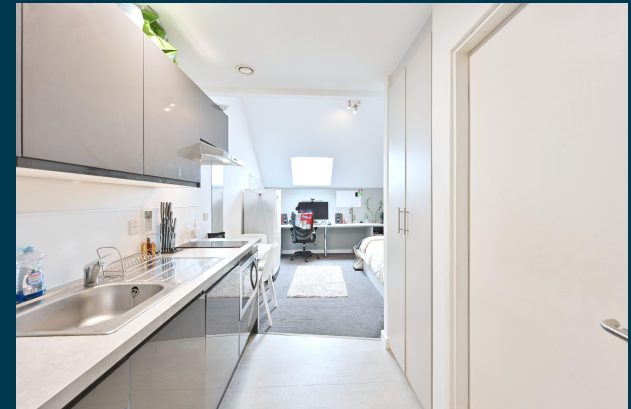
Current Rent: £349

Market Rent: £642

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £70,000.



£70,000

1 bedroom flat for sale

Garstang Road, Preston, PR1

CURRENTLY ADVERTISED

Marketed from 21 Mar 2024 by Northwood, Preston

+ Add to report



£65,000

1 bedroom flat for sale

Canterbury Halls, Garstang Road, Preston

CURRENTLY ADVERTISED

Marketed from 20 Sep 2024 by Farrell Heyworth, Preston & Central Lancashire

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £660 based on the analysis carried out by our letting team at **Let Property Management**.



£660 pcm

1 bedroom flat

Derwentwater Place, Preston, Lancashire, PR1

NO LONGER ADVERTISED

Marketed from 6 Mar 2023 to 13 Apr 2023 (38 days) by Kingswood, Fulwood

+ Add to report



£364 pcm

1 bedroom flat

Butler Place, Preston, Lancashire, PR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Apr 2023 to 11 May 2023 (28 days) by Places for People, Re Lets

+ Add to report

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **YES**

 Current term of tenancy: **0-2 years**

 Standard Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Canterbury Halls, Garstang Road, Preston,
PR1

PROPERTY ID: 12345678

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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