

# FOR SALE

University Place St Lukes, St Lukes Square, Preston, PR1 5DE

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- High quality conversion of former church to student accommodation , within 1.1 miles of the University
- 23 one-bedroom apartments with planning for an additional 10 duplex
- Current gross income of £123,652 with potential to increase to £197,652 with additional 10

**Freehold Offers of £1,650,000**

**LOCATION**

Situated in a residential suburb of Preston and within 1.1 miles walking distance of the University. The town is located 33 miles North West of the City of Manchester and 35 miles North East of the City of Liverpool. Preston has the advantage of being connected to the national rail network and has good access to the nearby M6 and M65 motorways.

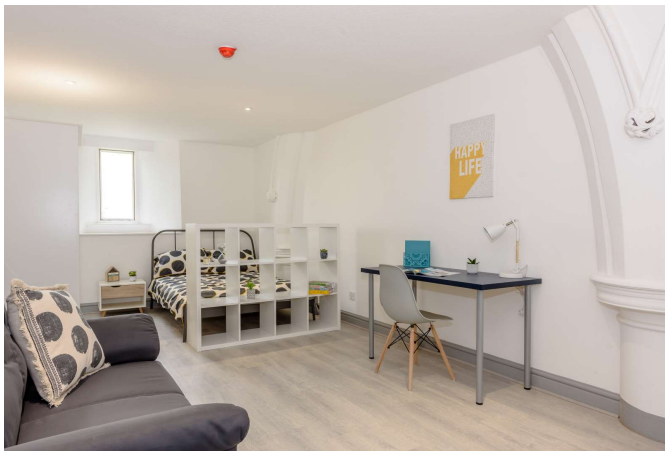
**DESCRIPTION**

This former Church has recently been modernized and refurbished to a high standard and currently consists of 23 luxurious units. These are generating a rental income of £123,652. Planning is granted for a further 10 duplex loft apartments, which will potentially produce an additional £74,000 of rental income bringing the gross rent to £197,562.

Flats are let on Assured Short Hold Tenancies (AST'S). Rents are paid inclusive of utility costs (gas, water, electricity, laundry and internet.) Our client currently manages the building in house.

**EPC**

TBC



**TERMS**

Asset to be disposed of with current tenancies in place.

**VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

**MONEY LAUNDERING REGULATIONS**

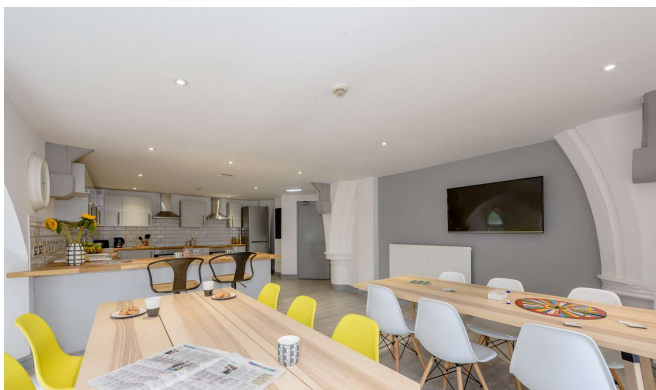
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact Andrew Spencer at Bradley Hall.

**Tel:** 0113 223 2606

**Email:** [andrew.spencer@bradleyhall.co.uk](mailto:andrew.spencer@bradleyhall.co.uk)



**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2. all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
4. no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.04 miles



1.6 miles from Preston train station



5.3 miles from M6



25 miles from M65