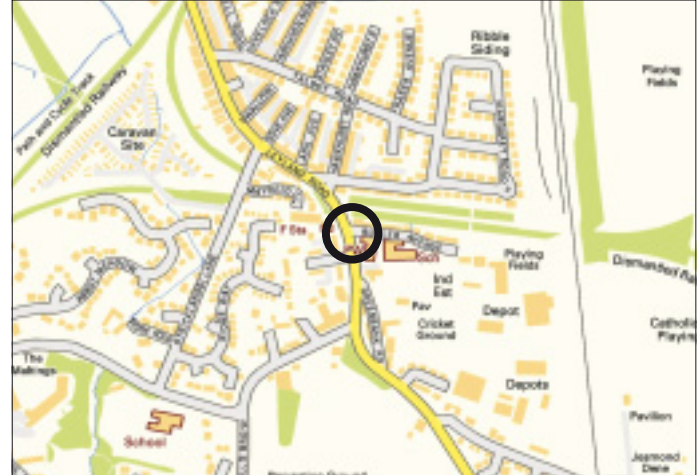


LOT
51

1 Buller Avenue, Penwortham, Preston PR1 9QQ

COMMERCIAL INVESTMENT

Guide Price **£95,000 +**



Not to scale. For identification purposes only

An end of terrace corner property part commercial/retail to the ground floor together with residential accommodation above. The property is fully let producing £13,800.00 per annum.

Situated

Off Leyland Road (B254) adjacent to Penwortham Fire Station in an established residential location.

LEASE 1	1 BULLER AVENUE	LEASE 2	1B BULLER AVENUE	LEASE 3	1A BULLER AVENUE (FLAT)
Tenant Name	Lynn Tudge t/a Book & Tudge	Tenant Name	Malcolm Gregson t/a MK Mobility	Tenant Name	Dean Tudge
Length of Lease	6 Months	Length of Lease	3 years	Length of Lease	6 Months AST
Rent	£200.00 PCM Paid by standing order	Rent	£450.00 PCM paid by standing order	Rent	£500.00 PCM paid by standing order
Size	15.10 Area m ² /unit	Rent Review	3rd anniversary of the start of lease term	Rent Review	6 Monthly (Ends Dec 11)
Rent Review	6 monthly (Ends Dec 2011)	Break Options		Break Options	
Break Options					