

MUSSON LIGGINS

CASTLE DONINGTON **DELVEN HOUSE**

£800,000

228.26 sq m (2,357 sq ft)

FOR SALE

Income Producing
Residential Investment

📍 12 Delven Lane
Castle Donington
DE74 2LJ

📞 0115 941 5241

✉️ Jack@mussonliggins.co.uk

🌐 mussonliggins.co.uk



GENERAL DESCRIPTION

The subject property comprises a three-storey semi-detached building with six self contained units that are currently being used as Serviced Accommodation.

FEATURES

- ▶ NEWLY RENOVATED TO A HIGH STANDARD
- ▶ INCOME PRODUCING INVESTMENT
- ▶ 6 APARTMENTS
- ▶ PLANNING PERMISSION FOR LONG TERM LETTINGS



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LOCATION

Castle Donington is situated a short distance from Junctions 24 and 24a of the M1 Motorway and can be directly accessed from the A50(T) (the M1/M6 link) making it central to Nottingham, Derby and Leicester.

International travel is available from the nearby East Midlands Airport. This area has developed mainly as a consequence of the Airport and the National Roads Network. Castle Donington and this area of the Motorways is considered to be one of the busiest interconnecting sections of the National Roads Network, in particular because of East Midlands Airport which is served by several major airlines including BMI, Ryanair and EasyJet.

The location is also renowned for the location of Donington Park Motor Racing Circuit and the location stands on the former Nottingham to Birmingham Trunk Road, with the town being a mixture of old and new property, with modern shops mixed with Georgian and Regency houses.

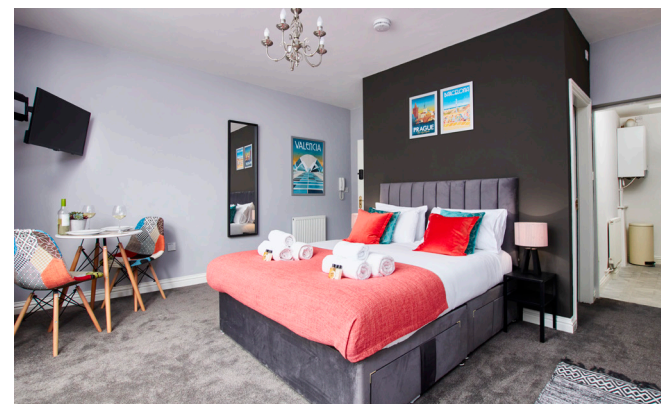
DESCRIPTION

The subject property comprises a semi-detached mid Victorian 19th Century property, of traditional brick elevations, part Ashlar dressings and part period brick features, beneath a pitched tiled covered roof.

The property is three-storey in design and includes a basement and attic. To the rear is a single storey extension of traditional brick construction beneath a pitched tiled roof covering containing a kitchen and an external store.

Internally, the property contains a total of six apartments that are currently being let as short-term lettings, details of which are available upon request.

Externally there is a good sized car park with parking for approximately 6 spaces.



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BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact North West Leicestershire District Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact North West Leicestershire District Council.

TERMS

The premises are available to purchase as an income producing investment.

PRICE

£800,000 (Eight Hundred Thousand Pounds)

SERVICED ACCOMMODATION

The property is currently run as serviced accommodation generating the following annual income. A more detailed breakdown is available upon request

Accounts	31/12/2022	31/12/2023	31/12/2024
Turnover	£115,475	£135,868	£125,333
Gross Profit	£78,890	£101,619	£89,177
Operating Profit	£60,787	£81,878	£71,934

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

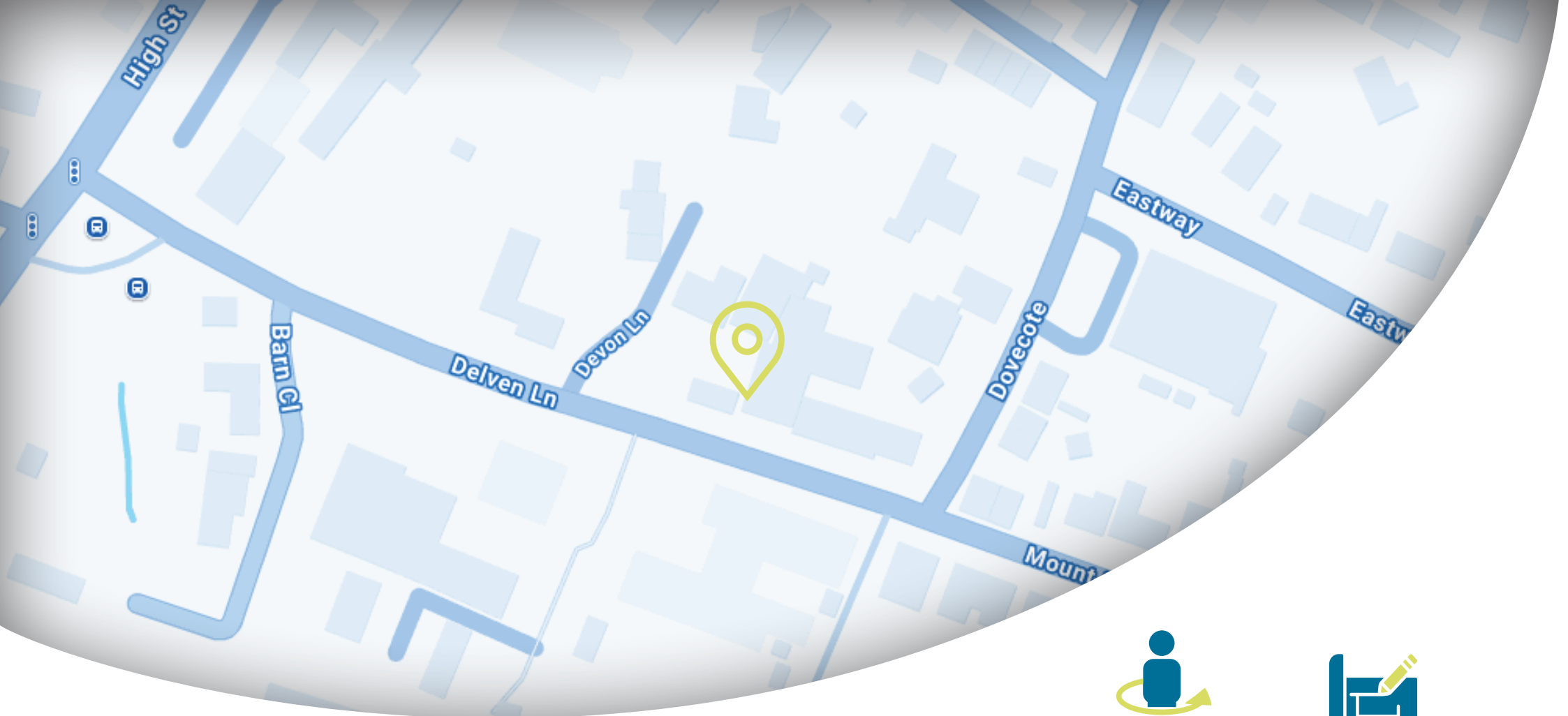
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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360
VIRTUAL
TOUR



VIEW
FLOORPLAN

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.



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REPORTS**



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SALES & LETTINGS**



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TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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DIRECTOR



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