

MUSSON LIGGINS

Kegworth


57 HIGH STREET

£850,000

217.57sq m (2,342 sq ft)

FOR SALE

Income Producing Residential Investment

 57 High Street,
Kegworth,
DE74 2DA

 0115 941 5241

 matthew@mussonliggins.co.uk

 **mussonliggins.co.uk**



GENERAL DESCRIPTION

The subject property comprises a two-storey detached building, currently configured as six flats, with direct access from High Street.

FEATURES

- ▶ NEWLY RENOVATED TO A HIGH STANDARD
- ▶ INCOME PRODUCING INVESTMENT
- ▶ 6 APARTMENTS



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57 High Street
Kegworth
Derbyshire
DE74 2DA



LOCATION

The subject property is located on High Street in Kegworth, a well-connected village within North West Leicestershire.

Kegworth benefits from excellent transport links, being just minutes from the M1 motorway at Junction 24 and within close proximity to East Midlands Airport. The village provides a range of local amenities, including shops, cafes, and public services. Its central position in the East Midlands makes it an attractive location for residential and investment opportunities. Nearby occupiers include independent retailers, eateries, and professional services.

DESCRIPTION

The subject property comprises a two-storey link-detached building of traditional brick construction beneath a combination of pitched slate and pan-tiled roof coverings.

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

The property benefits from a prominent frontage onto the High Street, where car parking is available in close proximity to the property.



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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

The property has planning consent for Serviced Apartments under 18/101053/FUL.

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

£850,000 (Eight Hundred and Fifty 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	£147,972	£158,561	£125,333
Gross Profit	£119,919	£111,043	£89,177
Operating Profit	£99,279	£96,975	£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.

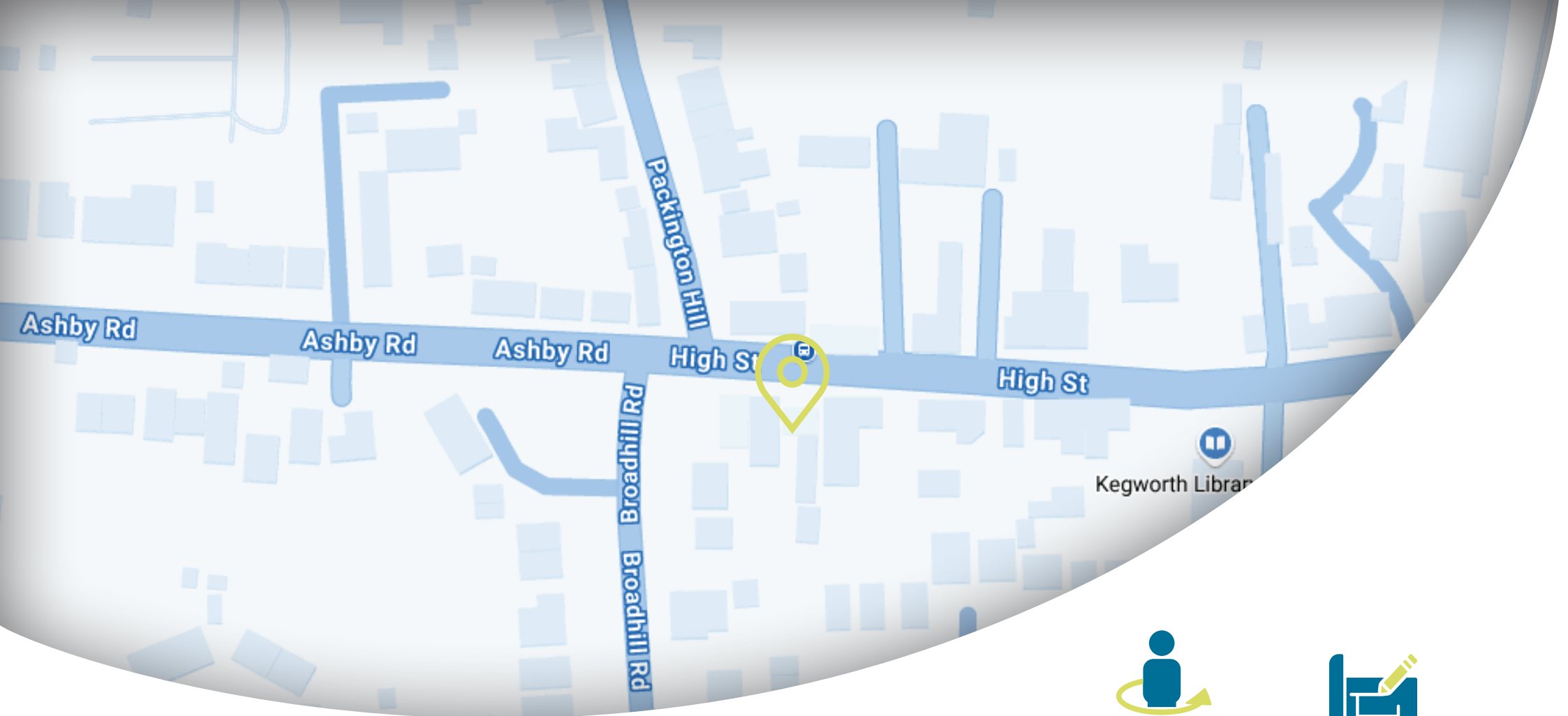
CONTACT

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jack@mussonliggins.co.uk



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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MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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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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