



**Derby Road, Loughborough**

**welcome to**

## **Derby Road, Loughborough**

A FANTASTIC INVESTMENT OPPORTUNITY with scope for further development! We are delighted to offer for sale this detached property which is currently split into two individual apartments with PLANNING CONSENT APPROVED for a further apartment, currently generating £17,400 per annum in rental income.

### **201a**

Apartment 201A -

A ground floor apartment currently rented out on a periodic assured shorthold tenancy, generating an income of £8640 PA. The apartment benefits from new flooring, resplastered walls and extended kitchen countertops.

### **201b**

Apartment 201B -

A first floor apartment currently rented out on an assured shorthold tenancy until July 2025 generating an income of £7,500 PA. The apartment benefits from a brand new kitchen and bathroom suite!

### **Planning Consent**

There is planning consent granted for the creation of a second floor, third apartment which can be found under planning reference P/23/0321/2 at Charnwood borough council.





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welcome to

## Derby Road, Loughborough

- FANTASTIC INVESTMENT
- TWO SELF CONTAINED FLATS
- PLANNING CONSENT FOR THIRD FLAT GRANTED
- GREAT LONG TERM INVESTMENT
- CURRENTLY RENTED OUT

Tenure: Freehold EPC Rating: Exempt

**£225,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH113103 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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