



## Hambleton House 69-73 Clapgun Street

Castle Donington, Derby, DE74 2LF

Price Guide £800,000

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## The Village

Castle Donington is a vibrant location with a high standard of amenities including shops, post office, doctor's surgery, pharmacy, supermarkets, pubs and restaurants. East Midlands airport, Parkway railway station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24-hour running Skylink bus service. Castle Donington is also home to the only inland Freeport building on an established distribution hub including Amazon, DHL and SEGRO.

## Ground Floor

The main entrance is at the rear of the property, accessed from the car park. The entrance hall leads onto the accommodation at this level, comprising a living room with French doors out to a patio, an interlinking dining room, a flagstone-laid study area and a large well-equipped breakfast kitchen. The kitchen has been upgraded by the current owners and incorporates a range of high gloss cream units, a large oak central dining table. A lobby off the study area leads to a ground-floor bedroom with an en-suite bathroom.

The retail unit includes storage areas, a kitchenette and WC.

A boiler room housing the hot water tank, and storage areas complete the accommodation at ground floor level.

## First Floor

There are nine en suite bedrooms on the first floor level, five of which are larger than standard double bedrooms. There is also a laundry room with a WC and a linen storage room.

## Second Floor

The whole of the second floor is occupied by a spacious, two bedroomed apartment, made up of two double bedrooms, an open plan kitchen diner and shower room.

## Outside

The rear of the property provides off street parking for at least 10 vehicles in addition to a patio garden, accessible via both the living room and an external gate.

## General Information

TENURE  
Freehold

## SERVICES

Mains electricity, gas fired central heating, mains drainage and water are understood to be connected to the property.

## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.  
EPC Rating = C

## COUNCIL TAX

North West Leicestershire District Council, rateable value £10,500 (business rates)

Marble Property Services is delighted to present this characterful property and business opportunity, not to be overlooked.

Hambleton House is conveniently situated just a stone's throw from the centre of Castle Donington. The village has great footfall and is a thriving market town with a range of independent boutique shops, a doctor's surgery and a supermarket.

The accommodation is spread over 3 floors and includes 10 en-suite bedrooms, a good-sized retail unit with its own entrance and shop front and a 2-bedroom apartment.

The property has been lovingly refurbished with the addition of a new boiler system and water tank. A wide range of fixtures and furnishings are also included in the sale.

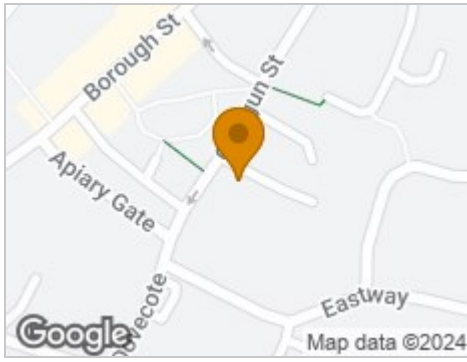
At the rear of the property is a car park which has a capacity for at least 10 cars.

Recent Income Financials are available upon request.

- A stunning character property in the village of Castle Donington
- Investment Opportunity
- High Level of occupancy on serviced accommodation basis
- Over 5000 square foot
- Ideal for East Midlands Airport / Freeport
- 10 car car-park to rear of property
- Includes fixtures and some furnishings
- Accounts available for inspection
- Owners will assist with supplier relationships
- \*\* Block viewing on Wednesday 22nd May 11am - 3pm \*\*



## Road Map



## Hybrid Map

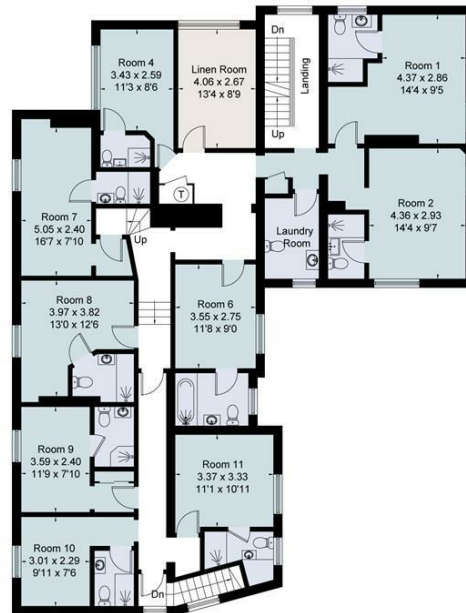


## Terrain Map



## Floor Plan

Approximate Area = 488.9 sq m / 5262 sq ft  
For identification only. Not to scale.  
© Fourwalls

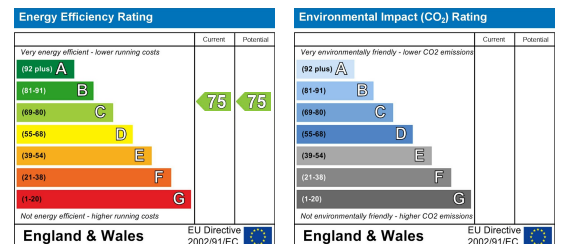


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 307304

## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.