

Office In Bondgate Derby, Castle Donington, DE74 2NR

£430,000





SHORT DESCRIPTION

Property Ref: 12677 For sale is a freehold commercial property that consists of 2 large buildings located in Castle Donnington Derby 1)White building is steel structure with wooden cladding (fully renovated) 2)Brick building (Derelict) Currently in white building 4 offices are rented out at £550 per month bringing in £2200 per month, So total rent for white building £2200 per month. White building has just been renovated top to bottom, new roof new windows and doors, new floors and walls, new cladding. Everything renovated top to bottom Each office is self contained with own kitchenette and own toilet. (So easy to rent out) Car park fully tarmacked recently The 4000 square foot size is the size of all floors of both buildings. The car park size is on top of this. Orange brick building derelict and needs full renovation. Has planning for 4 more offices (see attached photos for drawings and full granted planning permission) that will bring in another £2200 per month rent Planning reference 21/00939/FUL North West Leicestershire District council Any builders buying this property approx cost for orange brick building will be £50,000 to repair, i.e renovate into four offices to bring in £2200 Any non builder buying this property approx cost for orange brick building will be £100,000 to repair and renovate into four offices to bring in £2200.. So when both buildings are let out this property will bring about 9 to 10 % return on investment which is normally the highest rate in rental income.....

8

Bed Room(s)

8

Bath Room(s)

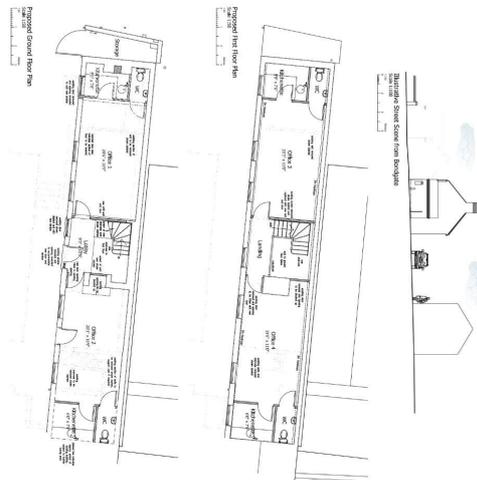
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Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

DETAILED PLANNING PROPOSALS
PROPOSED OFFICE USE - 94 BOWNGATE - CASTLE DONNINGTON - LEICESTERSHIRE

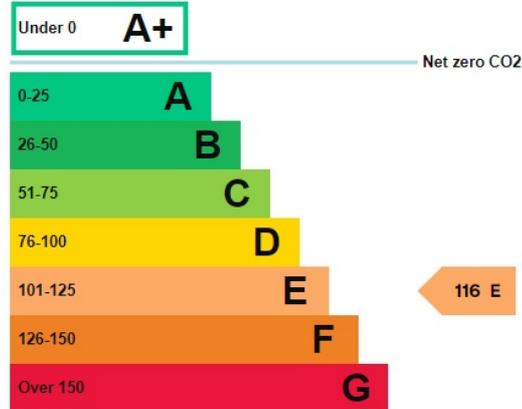


EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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