PROPERTY CONSULTANTS

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FOR SALE - £1,185,000 FREEHOLD INVESTMENT

DOVECOTE VETERINARY HOSPITAL, DELVEN LANE, DERBY, DE74 2LJ



- Prime sale and leaseback veterinary hospital investment opportunity.
- The entire property is to be let to CVS (UK) Ltd.
- Experian Rating: 100 and CreditSafe Rating: 93. Risk classifications: Very Low Risk.
- New 15-year occupational lease with a commencing rent of £95,000 per annum.
- 5 yearly compounded RPI rent reviews with a 1% collar and a 3% cap.
- Guide price of £1,185,000, reflecting an attractive NIY of 7.5%.
- Business unaffected by the sale.

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6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

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Location

Castle Donington is a well-connected village in North West Leicestershire, situated approximately 7 miles south-west of Nottingham and 10 miles east of Derby. The area benefits from a range of local amenities, shops, cafés and public houses, with excellent transport links via the A50, M1 and East Midlands Airport.

The Dovecote Veterinary Hospital is situated on Delven Lane and neighbouring occupiers include a convenience store, care home and bowls club.

Property Description

The property is a 20th century detached two-storey building of brick construction beneath a pitched tiled roof with front single-storey extension.

The property sits on a 0.641 acre site.

Accommodation

The current layout and configuration of the property is included in the floor plans on page 6.

There is a link to a virtual tour of the premises below.
https://my.matterport.com/show/?m=LjBXvjRvNwo

Ground Floor - Reception area, various consultancy rooms, wards, operating theatres and various ancillary areas.

First Floor - Extensive staff space including offices, toilets and a large conference room. Also benefits from 2 one bedroom flats.

External - Grassed exercise area and parking for 25+ vehicles.

Floor Areas – The property has the following approximate floor areas.

GIA	Area (m^2)	Area (sq ft)
Ground Floor	705	7,590
First Floor	429	4,622
Total	1,134	12,212

Tenure & Tenancy

The property is held freehold and will be let to CVS (UK) Limited (Company Number 03777473) on a brand new 15 year FRI lease (subject to a Schedule of Condition) with no breaks.

The commencing rent will be £95,000 per annum with five yearly compounded rent reviews on an upwards only basis in accordance with RPI at a collar of 1% and a cap of 3%.

Covenant Strength

CVS (UK) Limited is a private limited company that serves as the primary operating and trading engine behind CVS Group plc, one of the largest integrated veterinary services providers in the United Kingdom. The business has been in operation for over 25 years and currently operates 423 veterinary practices across the UK.

We have carried out due diligence on the current financial capabilities of the tenant and can confirm that they are considered of an undoubted covenant strength able to meet their lease obligations. We detail below a summary from external analytical companies of their opinion on the company.

CreditSafe

Tenant	Accounting Year	Credit Rating
CVS (UK) Limited	01/11/2025	A-93
Turnover	Credit Limit	Pre-Tax Profit
£464,889,000	£9,600,000	£58,266,000

The property will be let to an established operator with excellent covenant strength. The tenant holds a CreditSafe rating of A - 93 (Very Low Risk), reflecting a highly stable financial position. This strong risk profile is underpinned by robust turnover, consistent profitability, and a substantial credit limit, providing an investor with highly secure, predictable income.

Experian

Experian credit risk score: 100. Risk classification: Very Low Risk.

Guide Price

We are instructed to invite offers in excess of £1,185,000 (7.5% NIY) assuming purchaser's costs of 6.90%.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

Business Rates and Council Tax

The property is assessed as a 'Veterinary Surgery and premises' and the Rateable Value is £96,000 with effect from 1st April 2026.

VAT

VAT is applicable on the purchase price.

EPC

An EPC has been requested.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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Contact: Harry Dowen
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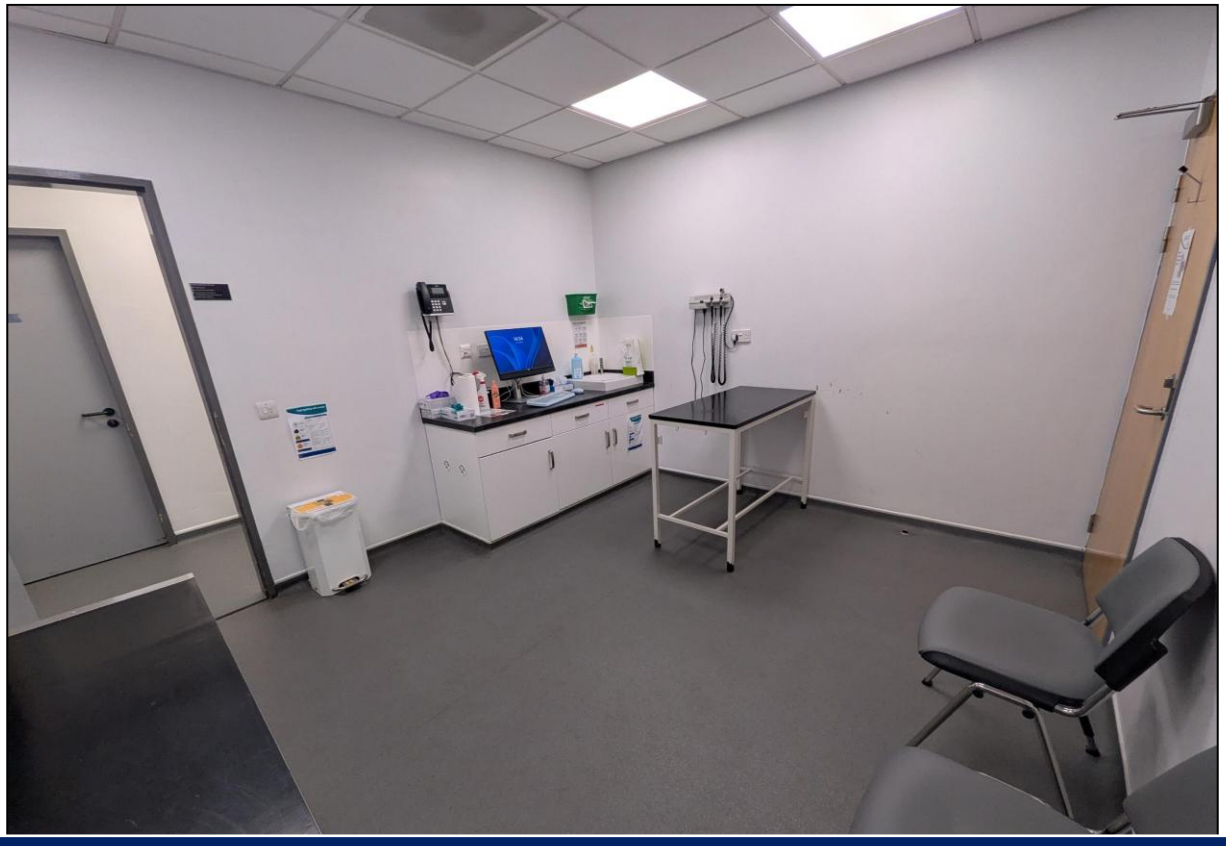
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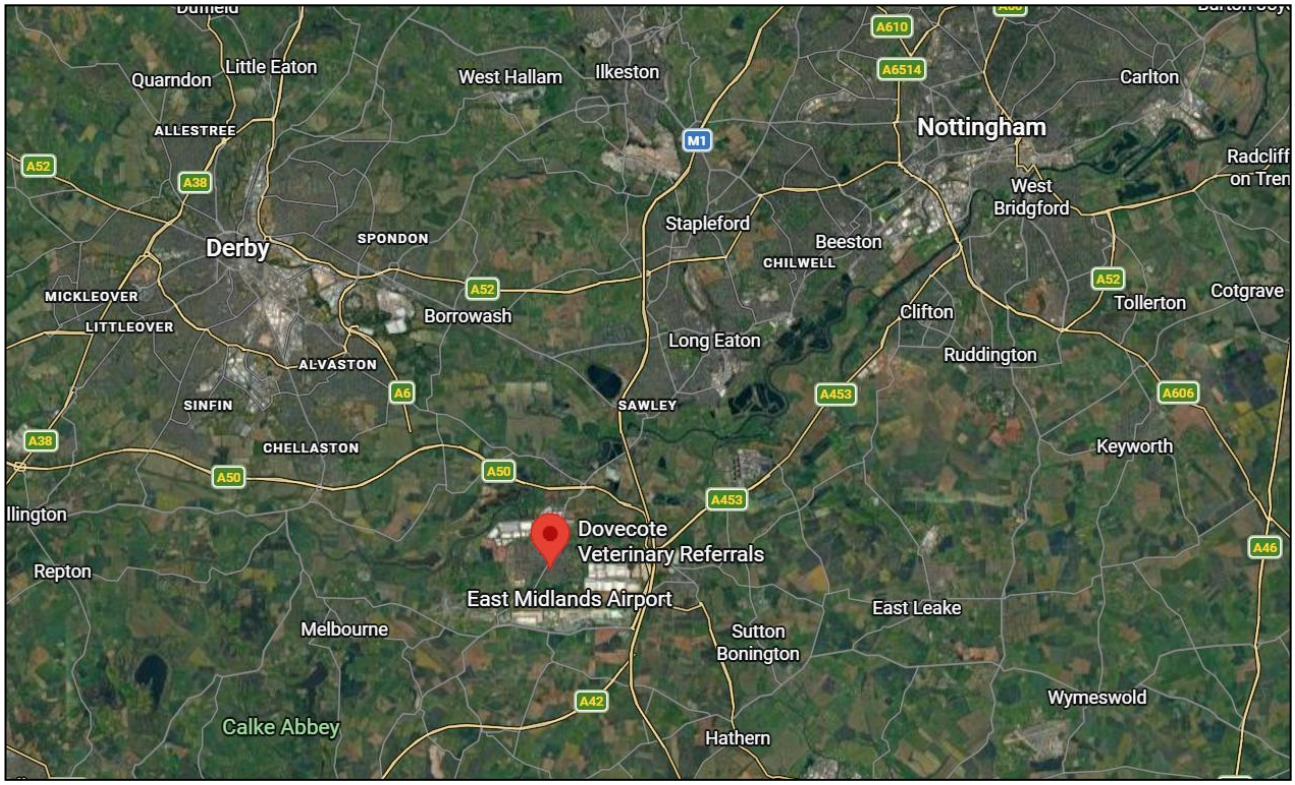




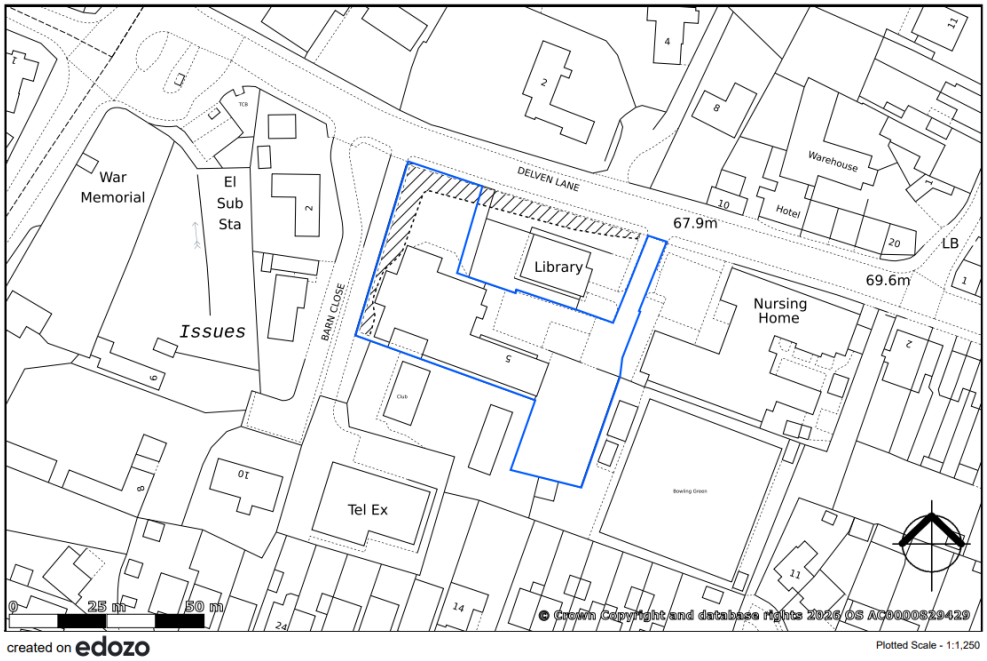
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Location Plan



Site Plan



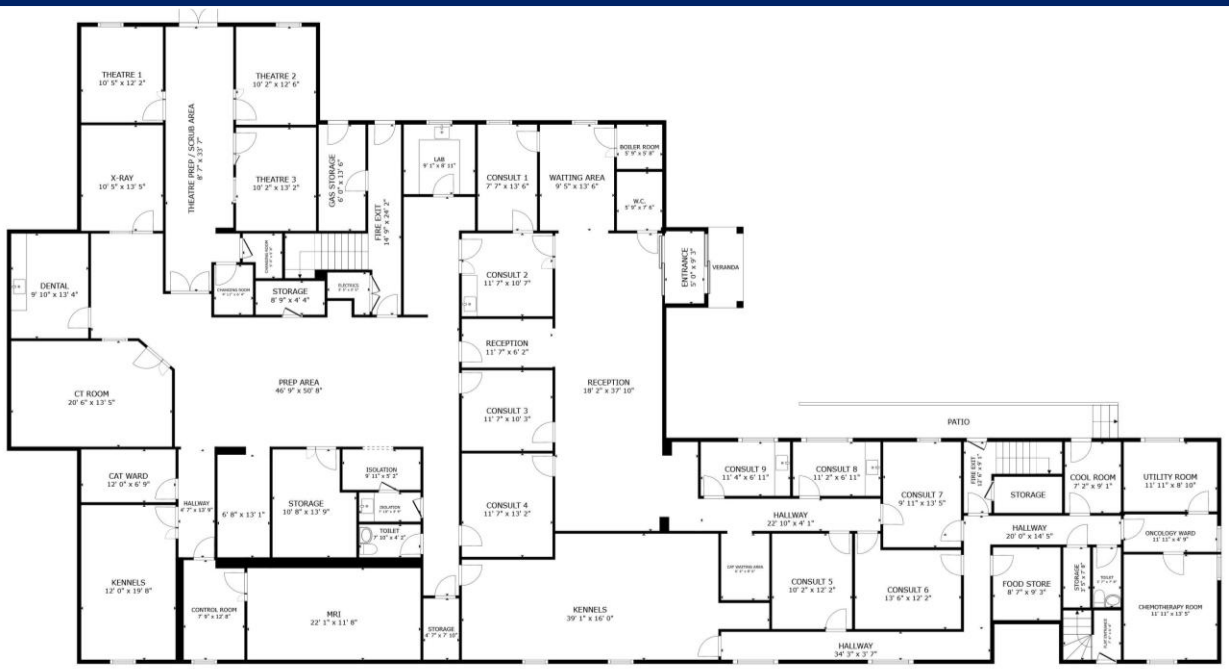
Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

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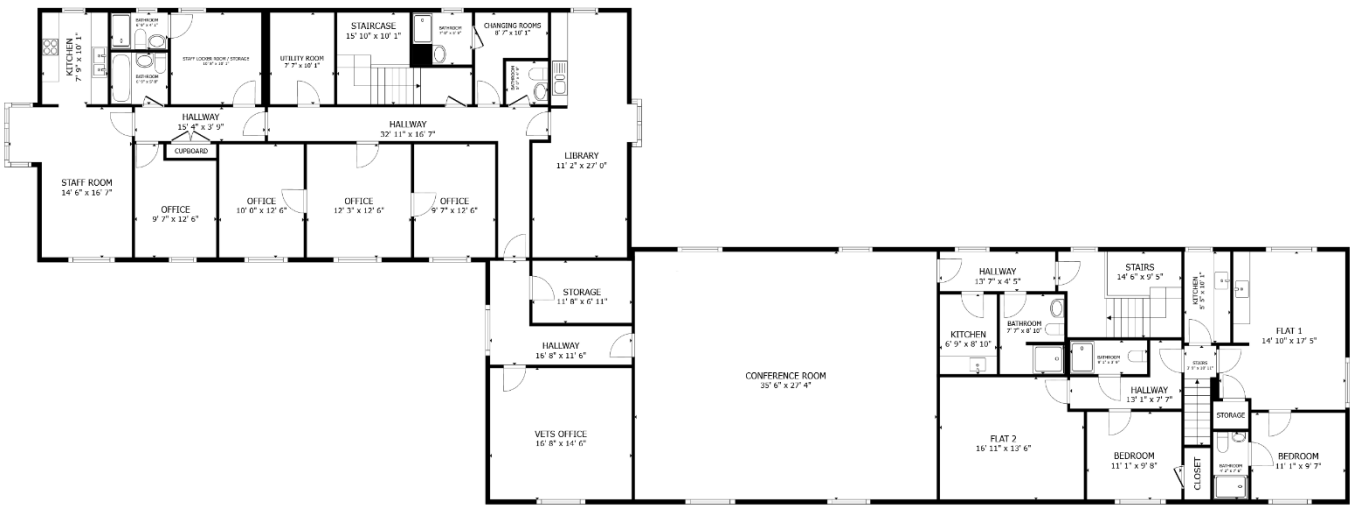
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 7,590 sq.ft. FLOOR 2 4,622 sq.ft.
EXCLUDED AREAS : PATIO 170 sq.ft. VERANDA 46 sq.ft.
TOTAL : 12,212 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 7,590 sq.ft. FLOOR 2 4,622 sq.ft.
EXCLUDED AREAS : PATIO 170 sq.ft. VERANDA 46 sq.ft.
TOTAL : 12,212 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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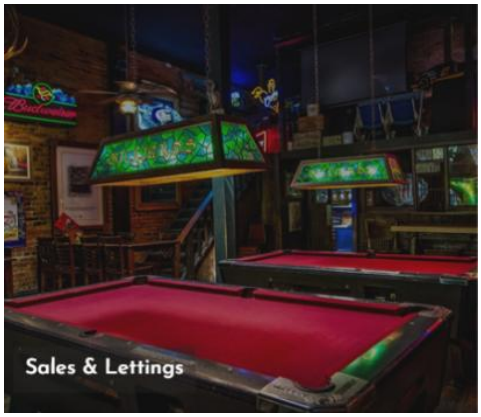
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Our Services & Offices







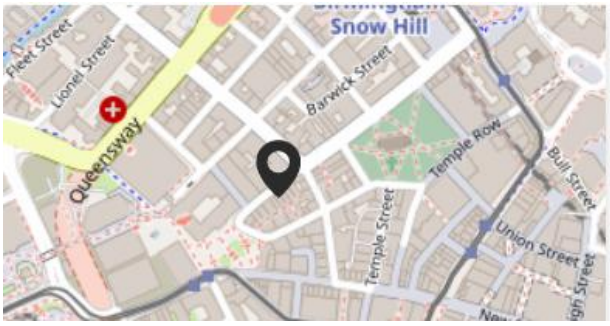














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