



HR ESTATE AGENTS

3 Bedrooms

Cottage

Guide Price

£550,000

Located in

Brandon





Rugby Road

Brandon | CV8 3GH



This commercial unit is beautifully renovated and fully modernised, nestled in the charming conservation area in the Warwickshire village of Brandon. This commercial property has an optional hidden opportunity - to also purchase the adjacent, idyllic three bedroom cottage! Having undergone a comprehensive and meticulous renovation in the last three years, both properties are perfect for those seeking a versatile spaces property with the potential for development or simply wishing to enjoy a peaceful, village lifestyle with modern comforts.

The commercial unit allows for various possibilities, running a business from home, leasing space, or exploring future development opportunities. The unit currently boasts three toilets (one accessible), one electric shower, fully functioning kitchen, training room with 16 seated boardroom style, conference space to seat 50, store room (currently also morphing into a bar), an entrance room with integrated hot drinks station, secure and picturesque rear courtyard. In its current format, the training and conference spaces are fully equipped with full audio visual equipment with wifi throughout, including through the outdoor TV! The kitchen currently caters for hot meals at events for upto 40 people. Parking outside of the building is limited to the public highway slip road, the current owner has permissions in place for specific parking in some designated times.

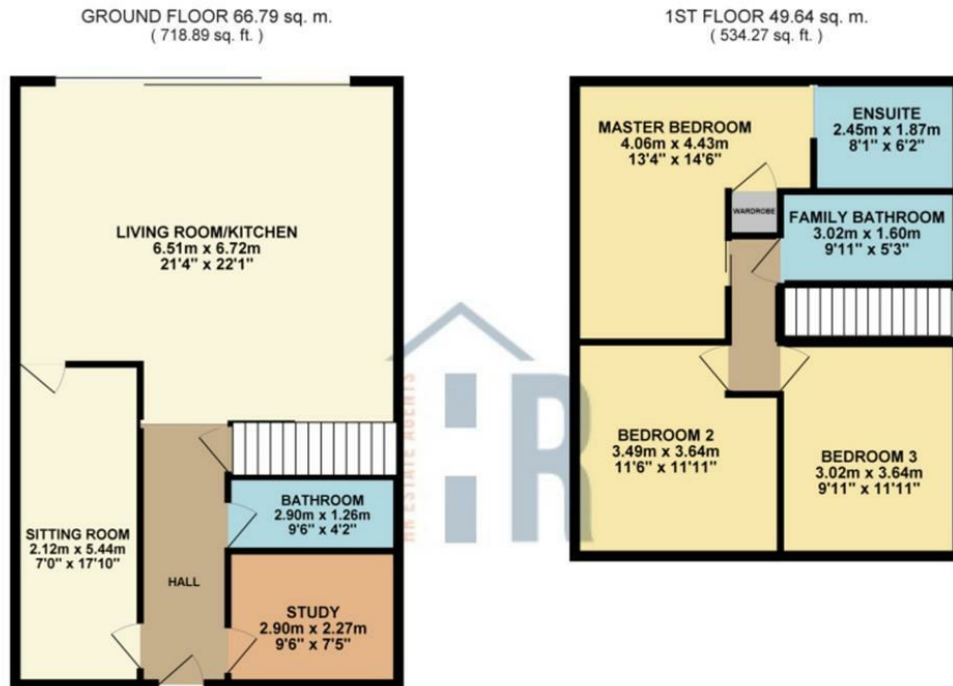
The adjacent optional cottage (see separate residential listing) boasts a wealth of character, combined with contemporary design. Upon entering, you are welcomed by a unique entrance hallway, to one side you will find

Rugby Road

£550,000 Freehold



- Unique Opportunity
- Both Properties Newly Rennovated
- Off Road Parking for up to 8 Vehicles
- Existing catered events and hire use
- Commercial with Optional Residential Cottage
- External and Internal CCTV with Automated Door Locking
- Currently a licensed premises
- Over 4000 square feet



TOTAL FLOOR AREA : 116.42 sq. m. (1253.16 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 020225

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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