



VAUGHANREYNOLDS
ESTATE AGENTS

Arden House, 58-59 Rother Street
Stratford-upon-Avon, CV37 6LT



Property Description

Situated in a prime central location, in the heart of Stratford-upon-Avon, this impressive, detached Grade II Listed period building was refurbished throughout in 2016, so boasts a stylish interior and high quality bathrooms throughout. Trading as a boutique hotel, Arden House is a sister house to the renowned Arden Hotel, and has successfully attracted guests from all over the globe. The inviting reception spaces encourage a relaxed, sociable feel and the luxuriously appointed bedrooms are the perfect place to rest your head after a busy day taking in all that this historic town has to offer.

Additional facilities include a fully equipped commercial kitchen, laundry and stores.

Planning permission and listed building consent has been recently granted for change of use from a hotel into one or two residential dwellings with internal and external alterations, including parking and the creation of garden curtilages (ref 22/00102/FUL) and (ref 22/00100/FUL). Converted into one house, it would be an incredible family home in an enviable position; however, it also would work exceptionally well as two properties.



Trading figures are available upon request, but based on historic activity, an average occupancy rate of 50% will generate approximately £150,000 per annum, plus additional revenue for food and beverages. There is immense potential for significant growth, or to offer a hybrid approach to B&B as we know it, supported by the strength of its location that expects to see circa 6,000,000 visitors per year.

N.B. All furniture is available by separate negotiation.





Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

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Arden House
Stratford upon Avon
(Proposed option for use as
one dwelling)

APPROXIMATE GROSS INTERNAL FLOOR AREA:
465 sq m (5,006 sq ft)
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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