

THE LIMES COUNTRY LODGE

 Forshaw Heath Road, Earlswood,
Solihull, Birmingham, B94 5JZ

Freehold Price: £3,250,000



 **CHRISTIE & CO**

Ref: 5842757
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Key Investment Highlights

- Hotel, restaurant & wedding/functions venue
- 27 en suite letting bedrooms
- Function room with adjoining marquee
- Bar and restaurant
- Adjusted profit circa £390,000
- Set in circa 5.2 acres. EPC Exempt

Description

The Limes Country Lodge Hotel dates back to the 18th Century and has been sympathetically developed since being acquired by the current owners in 2006. What was once a guest house is now a thriving hotel, restaurant, conference and weddings/functions venue located in an affluent catchment area.

The property is set within 5.2 acres and represents a two-storey building of brick construction under pitched tiled roofs, with a single storey extension to the rear. The hotel comprises 27 en-suite letting bedrooms, bar, restaurant and public areas, along with a versatile function space which can be divided into two separate rooms. Adjoining this is a permanent marquee with a capacity of 240.

Externally the grounds are mostly laid to lawn with outdoor dining and drinking opportunities. A self-contained office building to the rear houses conferencing facilities and office space but could be converted into additional function rooms should one require.



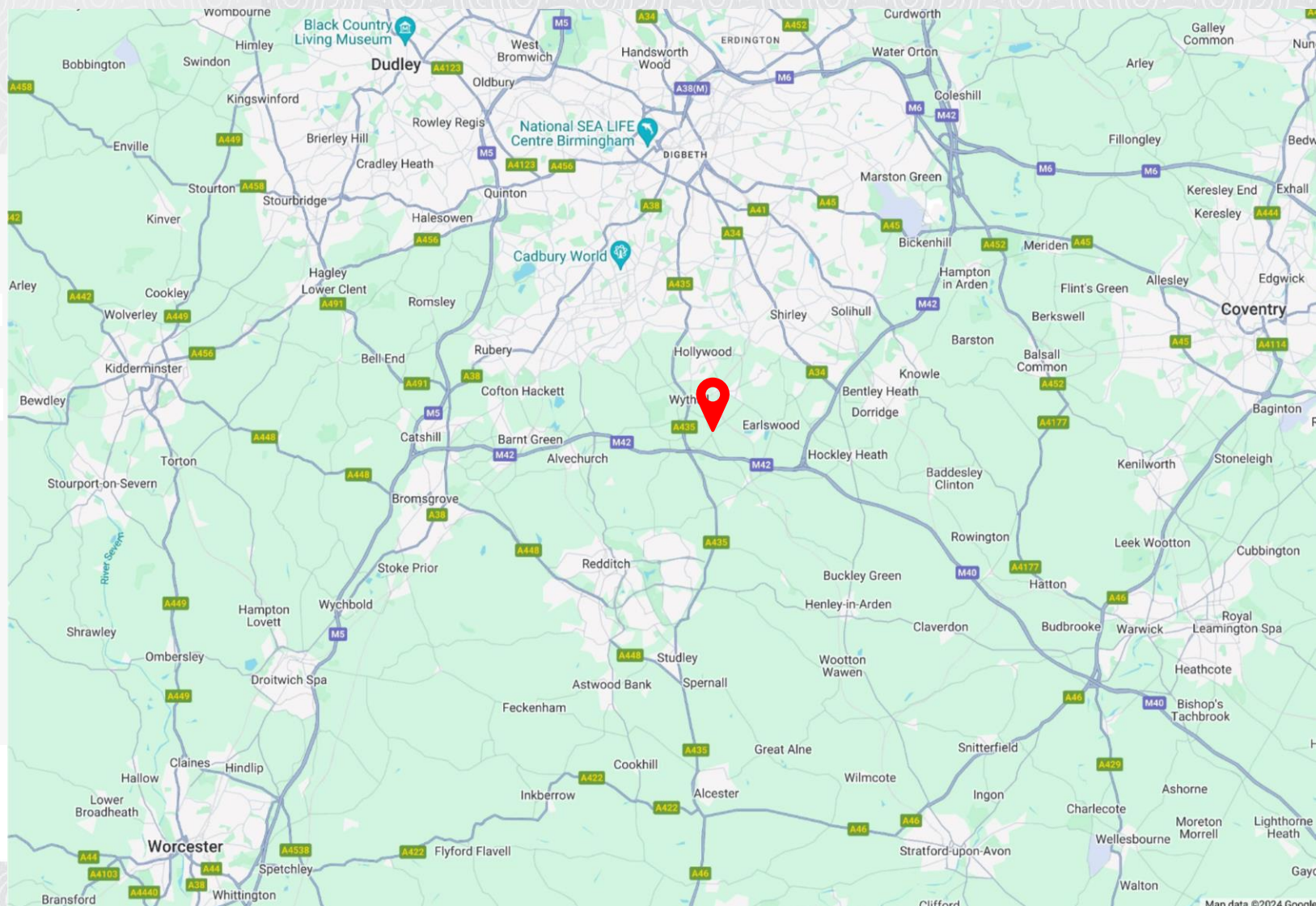
Location

what3words: ///crass.hopes.badge

The Limes Country Lodge Hotel is rurally located, close to the village of Earlswood and approximately 15 minutes south-west of Solihull in the West Midlands

The property is located 30 minutes south of Birmingham city centre, 30 minutes north-east of Worcester and 30 minutes north of Stratford-upon-Avon, meaning the hotel is centrally situated for easy access to a number of major tourist destinations.

Birmingham Airport and the National Exhibition Centre (NEC) are both located 20 minutes to the north-west via the nearby M42, which is just five minutes from the hotel.





Internal Details

To the ground floor, and upon entry is the reception desk which flows into the guest lounge with bar to one end, a comfy and spacious room. Double doors lead into the Admirals Restaurant with a capacity of 70, doors and windows overlook the garden and grounds. Adjacent to the restaurant is a further events space linked to a permanent marquee, this versatile room can be configured to be made larger or smaller as one wishes, this events space can cater for 240. Further on the ground floor is fully equipped commercial kitchen and male and female cloakrooms.



Letting Bedrooms

The letting accommodation comprises 27 en suite bedrooms, all finished to a very high standard, they feature smart TV's and the usual tea and coffee facilities, there is WIFI throughout the hotel.



External

Set in approximately 5.2 acres of grounds, the hotel is in a peaceful and secluded spot. A large carpark is to the front with space for a number of vehicles, a water feature is present with landscaped gardens. To the rear a terrace and flat lawned area which is perfect for outside dining and drinking. Off from the terrace is a covered bar and BBQ area, perfect for summer and external events. The wedding lodge is opposite, an attractive timber framed structure offering a civil ceremonies licence.

Mostly laid to lawn the level, formal gardens offer space for a variety of uses with centrepiece being a lake surrounded by mature trees. A further, separate building situated in a secluded spot in the grounds offers the opportunity to further develop the event and function trade, currently offices for the business in part, but with space for conferencing by way of a board room, although this building could provide further opportunity for a multitude of uses, from further conference and events spaces to owner's accommodation or letting accommodation (STP).

The Tepee stands proud and situated on the end of the terrace, it offers further private event and function space catering for 40.



The Opportunity

The Limes Country Lodge Hotel has been comprehensively refurbished and extended by the current owners since they acquired the business in 2006. Due to retirement, the opportunity has arisen to take hold of this fabulous and thriving business with the opportunity to develop and increase further trade on what the current owner has created. The business has developed a fantastic reputation over the years and enjoys a number of repeat guests.

Trading Information

For the trading year ended 31st December 2023 the business produced net sales of approximately £1.525 million and an EBITDA in the region of £390,000.

Further trading information will be made available to genuinely interested parties who have viewed the premises.



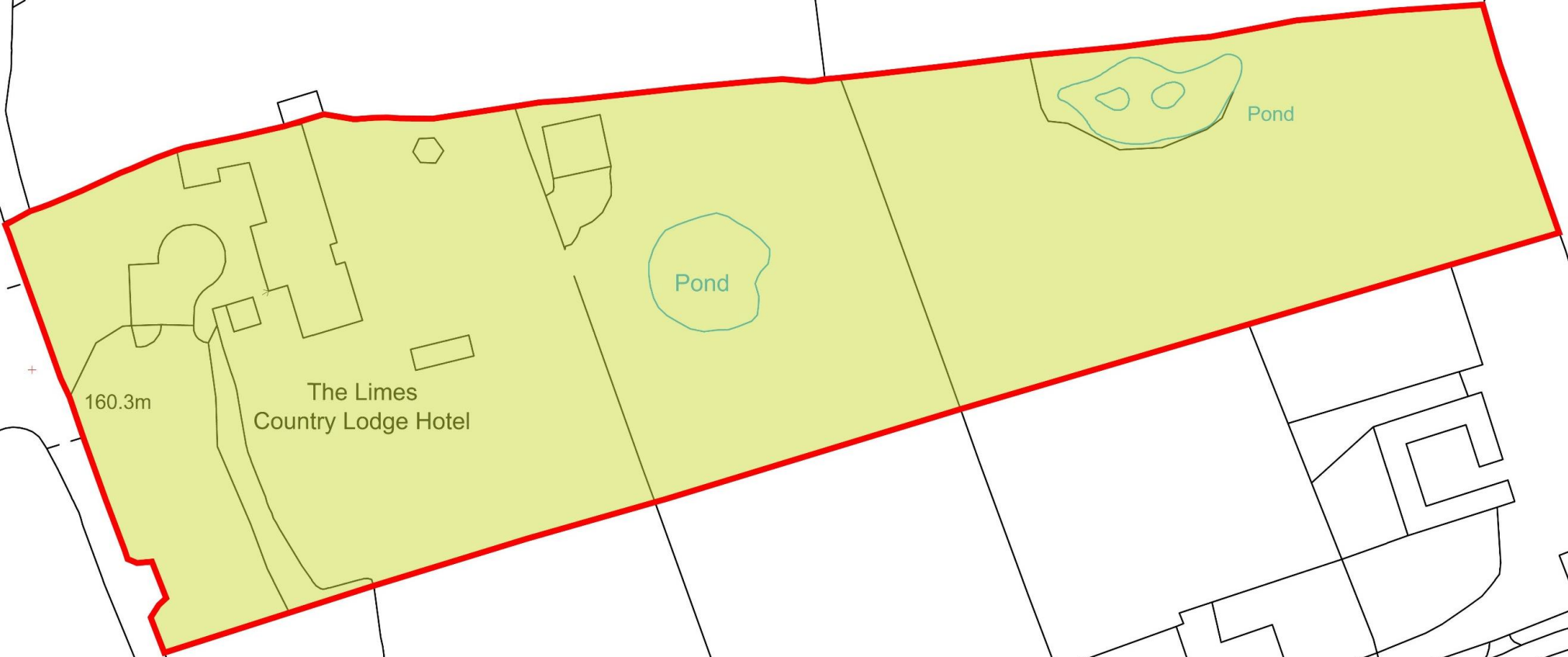
Development Potential

We are advised that planning permission exists to create five additional letting bedrooms, as well as to extend the property to the front and create a new reception area, which in turn will free up additional internal space. The opportunity also exists for new owners to convert the external office space into additional functions facilities.

Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our clients.





The Limes
Country Lodge Hotel

160.3m

Pond

Pond

Pond

POOLHEAD LANE

CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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