



## Emerald Stays at The Adelphi

Ref: 5842792

39 Grove Road, Stratford-upon-Avon, CV37 6PB

Freehold: £895,000

7 studios & 1 bedroom apartment

Within striking distance of town centre

Recently refurbished

Fantastic investment opportunity

A versatile property for an array of uses

Great Scope and Potential. Energy Rating D







## Location

what3words: ///picked.panic.forget

Situated in the heart of Stratford upon Avon and within striking distance of the town centre, this property is superbly located. Stratford upon Avon boasts a variety of tourist attractions making it one of the go to places in Warwickshire. With over 800 years of history, beautiful buildings and situated on the River Avon, it's a thriving community offering diverse leisure, accommodation, and shopping experiences. Also within easy reach are the historic towns of Warwick and Leamington Spa which provide similar attractions and the hugely impressive, Warwick Castle. Access to communication links is excellent with the M40/M42 within a few miles giving way to Birmingham and in turn, Birmingham International Airport.

## Description

Emerald Stays at The Adelphi is an award winning accommodation business situated in the sought after Warwickshire town of Stratford upon Avon. Recently refurbished to an incredibly high standard throughout, the property boasts seven meticulously designed self catering studios and a one bedroom apartment. Currently run as an Apart Hotel type model, the property could be utilised in many ways as one wishes. The business also welcomes dogs and has proved to be one of the very best in the town, offering dog friendly facilities in the ground floor rooms and having been fitted out to a harder wearing standard. The property also benefits from a garage and off road parking, which is rare in this town, along with access to council parking permits for guests.

## Internal Details

On entering the property you're greeted with elegance from the start. Three studio rooms are present on the ground floor, all accessible rooms they are of incredibly good proportions and tastefully presented, all have kitchenettes fitted with sink, microwave/oven and under counter fridge along with tea and coffee making facilities, they also benefit from having en suite shower rooms fitted to a modern and incredibly high standard. Furthermore, they are laid with LVT flooring making them incredibly hard wearing and dog friendly which has been a real draw to those wanting to explore the area and bring their furry friend. Rising to the first floor, another three studio rooms are present, again, all of very good proportions and fitted out with kitchenettes as standard along with en suite shower rooms. The second floor provides a further studio room with views across the town along with kitchenette and en suite. Also present and positioned on the ground floor to the rear of the property is a one bedroom apartment. Providing an open plan living space and kitchen fitted with base and wall units, sink, four ring induction hob, integrated oven and under counter fridge, it's a fabulous space to relax and unwind after a days exploring in the town. Double doors provide access from the kitchen/living room to a conservatory dining room fitted out with dining table and chairs. Further in the apartment is a double bedroom along with shower room. Again, this ground floor apartment has been laid with LVT making it hard wearing and dog friendly.

## Fixtures & Fittings

The current business, ongoing trade, good will, fixtures and fittings are included in the freehold sale, however those items personal to the current owners may be excluded. Please contact the selling agent for further information.













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## External Details

Externally and to the front it is hard landscaped interspersed with mature shrubs. Access via a side gate to the rear with paved and gravelled seating area for guests. A wooden summerhouse is present which currently provides the laundry facilities but could be utilised for other uses should one wish. Also to the rear is a single garage which can be offered to guests or used as owners parking. The property also gives access to the towns parking permit scheme in which guests can be provided with a parking permit for the duration of their stay.



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## Owner's Accommodation

Owners accommodation could be provided by way of the one bedroom apartment located on the ground floor to the rear of the property.

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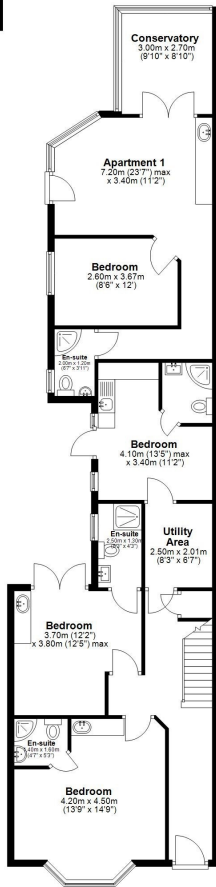
## The Opportunity

This property presents a fantastic opportunity to acquire an award winning and immaculately presented accommodation business in the heart of this much sought after Warwickshire town. A turn key opportunity, this business can provide a generous income from the off.



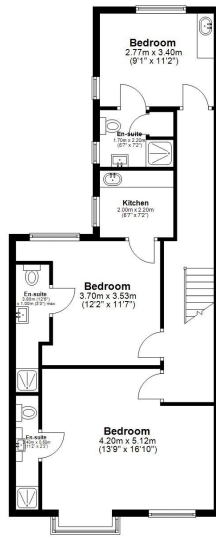
**Ground Floor**

Approx. 122.0 sq. metres (1313.1 sq. feet)



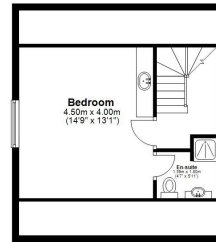
**First Floor**

Approx. 70.7 sq. metres (760.7 sq. feet)



**Second Floor**

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 232.2 sq. metres (2499.0 sq. feet)

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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