



SHEPHERD
COMMERCIAL

Cottage Farm Restaurant, 102 Ilshaw Heath Road, Hockley Heath, Solihull, B94 6DL

Detached barn-styled restaurant and bar servery

Summary

Tenure	To Let
Available Size	1,998 sq ft / 185.62 sq m
Rent	£45,000.00 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Fully fitted and furnished
- Rural location
- Scenic surroundings
- Equipped kitchens
- Oak finishes and timber cladded
- Occupational lease
- The Cottage Farm Restaurant
- £45,000 per annum

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DESCRIPTION

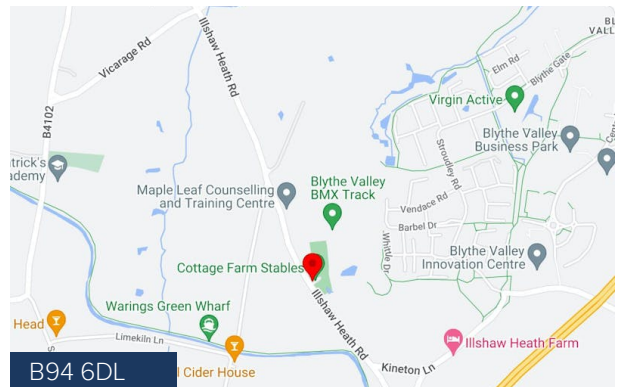
Cottage Farm Restaurant comprises a detached barn building of single storey construction containing a main restaurant, a secondary restaurant and an overspill waiting area and bar servery along with kitchens and W.C. Cladded in timber panelling, the exterior of the property is lined with garden ornaments dotted around a central patio leading into the restaurant foyer. The foyer itself is surmounted by insulated corrugated roofing with brick built pillars. Internally, the furnishing is of quality oak and wooden finishes throughout, equipped with lodge styling and art-deco paintings.

LOCATION

Offered on an occupational lease, Cottage Farm Restaurant is located on Ilshaw Heath Road, Earlswood. Backing onto Blythe Valley Business Park and 0.8 miles south of Cheswick Green, the property has excellent access to J4 of the M42. Benefits from rural scenery, with a 3 minute drive to Earlswood Lakes

TENURE

The property is to be marketed to the leasehold open market for the sum of £45,000 per annum on an occupational lease including the full fixtures and fittings of the premise. The lease term is to be comprised of a minimum of 3 years with reviews three yearly thereafter



Viewing & Further Information

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