

# SHEPHERD COMMERCIAL

## 27 Bedroom Henley-in-Arden Hotel Site (Freehold)

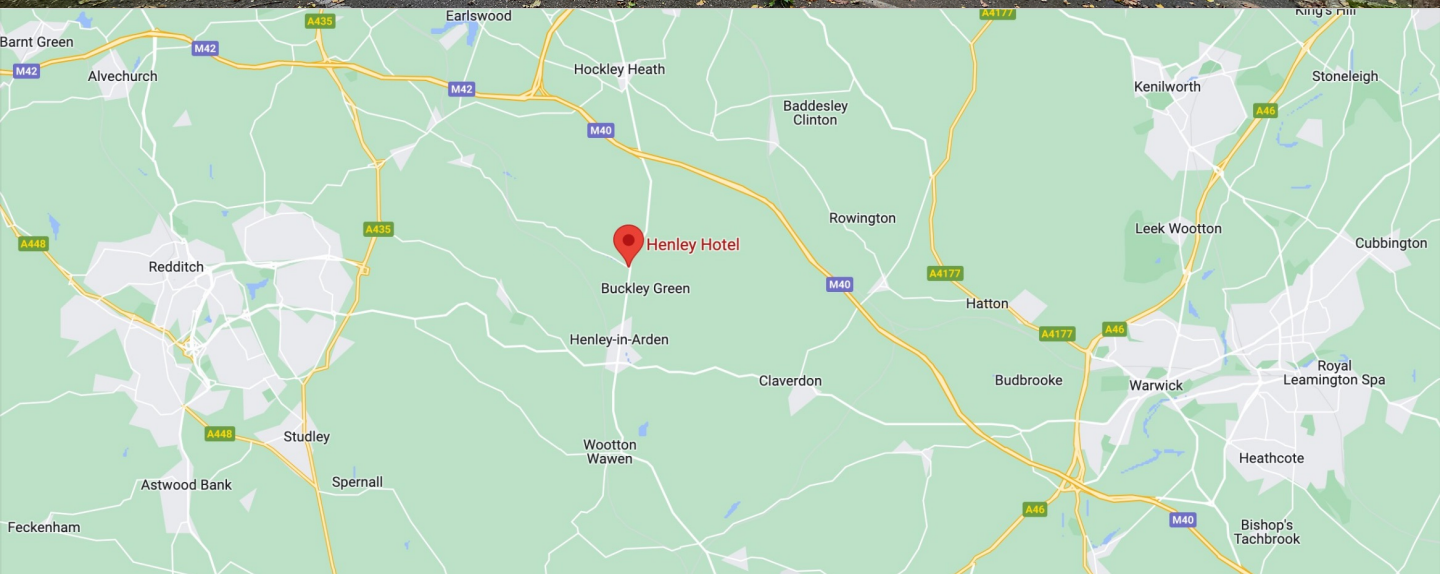
FOR SALE

Henley Hotel, Tanworth Lane, Henley-in-Arden, B95  
5RA

shepcom.com

27 ensuite bedrooms and parking for 50 vehicles

01564 778890



# £1,200,000 (Freehold)

## Key Features

- **Parking for 50 vehicles**
- **Potential for development or use conversion**
- **27 ensuite bedrooms**
- **Reception, lounge bar, restaurant and kitchen**

## Location

Henley Hotel is located on Tanworth Lane just off the junction of Liveridge Hill with the Birmingham Road as you approach the village of Henley-in-Arden. The hotel is situated roughly 10 miles east of the town of Redditch and 10 miles west of Warwick, sitting in an open rural area between the two, with direct access to J16 of the M40 just a mile north. The hotel itself is located just behind a distributary of the River Alne.

## Description

Comprised of a two-storey brick construction surmounted by a pitch tiled roof, Henley Hotel is a 27 bedroom hotel made of 22 double rooms and 5 suites, benefitting from a 50 vehicle courtyard and equipped with a restaurant, lounge bar and kitchen.

Henley Hotel is furnished with a contemporary modern design throughout, and despite the cessation of trading currently, has successfully traded over recent years.

The property has ample vision for a change of use to elderly residential care or other potential development opportunities.

The freehold is available for the quoted figure of £1,200,000.

## Gallery



## Tenure

The hotel is to be offered on a freehold basis for the sum of £1,200,000.

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

## More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – £46,000.

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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