



FOR SALE

FREEHOLD

0.23 acres (930.77 sq m)

Motel, retail and residential

Fairway Motel

Horse Fair,
Rugeley,
Staffordshire,
WS15 2EJ

- Investment opportunity
- Some recent refurbishment
- TripAdvisor rating of 'excellent'

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Property details – Fairway Motel

Description

The motel is family owned, has 18 rooms of various sizes from single to large family rooms that can sleep up to six people. The rooms open onto a private enclosed driveway, eliminating traffic and other noises associated with town centre hotels. All rooms are modern and en suite. Free WiFi is available in many of the rooms. The Motel has a TripAdvisor rating of 4.5 Excellent.

The property also includes a retail investment property at 9 Horse Fair. This is a ground floor 'lock up' shop unit with 2 flats above which produce a nominal ground rent. The shop has a total floor area of approximately 645 sq ft and is currently let on an informal basis at a concessionary rent. There is scope to increase the rent and place the property on a more formal tenancy.

The total site extends to approximately 0.23 acres.

Car parking

The right to use 15 car spaces in the public car park in front of the motel reception.

Business

The property has been in the same family for many years and they have carried out full refurbishment works during their tenure, with some rooms having undergone refurbishment in the last 2 years. The business focuses mainly on business clients during the week and more leisure/family orientated booking at weekends. Full accounts will be made available to bona fide applicants.

Services

Mains water, gas, electricity and drainage are all connected. We have not tested any of the services and cannot comment on their condition.

Tenure

Freehold. Subject to the 1 flat ground lease – 99 years from 1/3/2005 (83 years unexpired) plus ground rent £50 per annum each. The shop is currently rented on an informal monthly basis at £400 pcm.

Business rates

In the 2017 rating list the Fairways Motel is classed as 'Guest House & Premises' and has a rateable value of £16,750.

The 'lock up' shop unit at 9 Horsefair is classed as 'Shop & Premises' and has a rateable value of £9,400.

Fixtures & fittings

All fixtures and fittings are included in the sale and are to be identified within a formal inventory.

TUPE

The staff will transfer to the buyer and a full staff schedule will be made available.

Asking price

Offers based on £500,000 are invited for the freehold interest.

Viewings

Strictly by appointment with the agents.

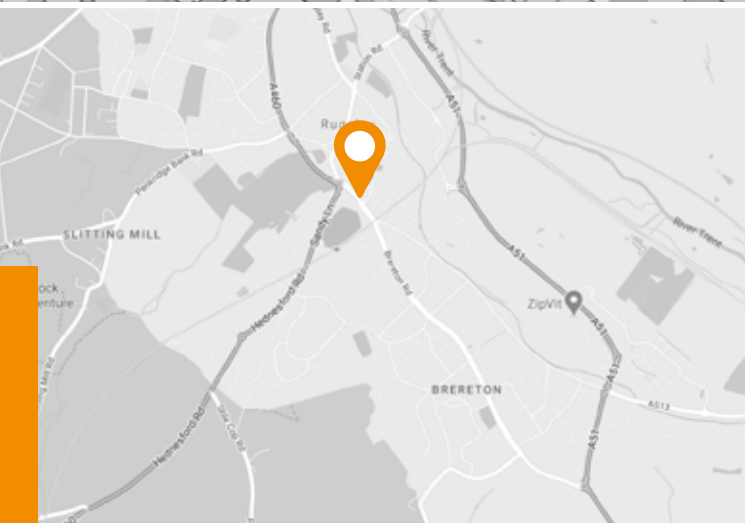




Location details

Fairway Motel

Horse Fair,
Rugeley,
WS15 2EJ



Fairway Motel is situated in the heart of Rugeley, Staffordshire. Rugeley is a small town close to Lichfield, Cannock and Stafford, less than 5 minutes from Cannock Chase, which is excellent for walking, off road cycling etc.

The property is situated in a prominent retail location on Horsefair (A51) which is the main thoroughfare through Rugeley centre. Main access is to the rear of the motel where there is convenient parking directly outside reception.

The town has a population in excess of 25,000, draws on a large rural catchment and boasts numerous restaurants and takeaways and public houses all within walking distance. A short drive away, country pubs and restaurants are plentiful.



For further information
and to arrange a viewing,
please contact:

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