

THE COLESHILL

152-156 HIGH STREET, COLESHILL, B46 3BG

SUBSTANTIAL FREEHOLD PUBLIC HOUSE AND HOTEL FOR SALE





The Coleshill

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HIGHLIGHTS INCLUDE:



Freehold Public House
& Hotel



Grade II listed building



24 Ensuite rooms



Property arranged over
four levels extending to
20,602 Sq Ft (1,914 Sq M)



Site extending to approx.
0.590 acres



Bar and restaurant areas
with seating for 116
covers internally and 54
covers externally



Designated parking for
29 vehicles



Substantial offers are
invited for the benefit of
our clients freehold
interest



LOCATION

The Coleshill is located in the attractive Warwickshire town of Coleshill which is located approximately 12 miles east of Birmingham, 4 miles north of the NEC and within close proximity of junction 4 of the M6 motorway. The property is situated on High Street in the centre of the village with the surrounding area primarily residential. Occupiers nearby include the Red Lion (Craft Union) and the Coach Hotel.

DESCRIPTION

The Coleshill comprises a central building which provides the restaurant and bar areas and a further two buildings that provide hotel accommodation and the function suite. The central building is of traditional construction with lath and plaster walls under a pitched tile roof, the additional buildings are of traditional brick and block construction under a pitched tile roof.

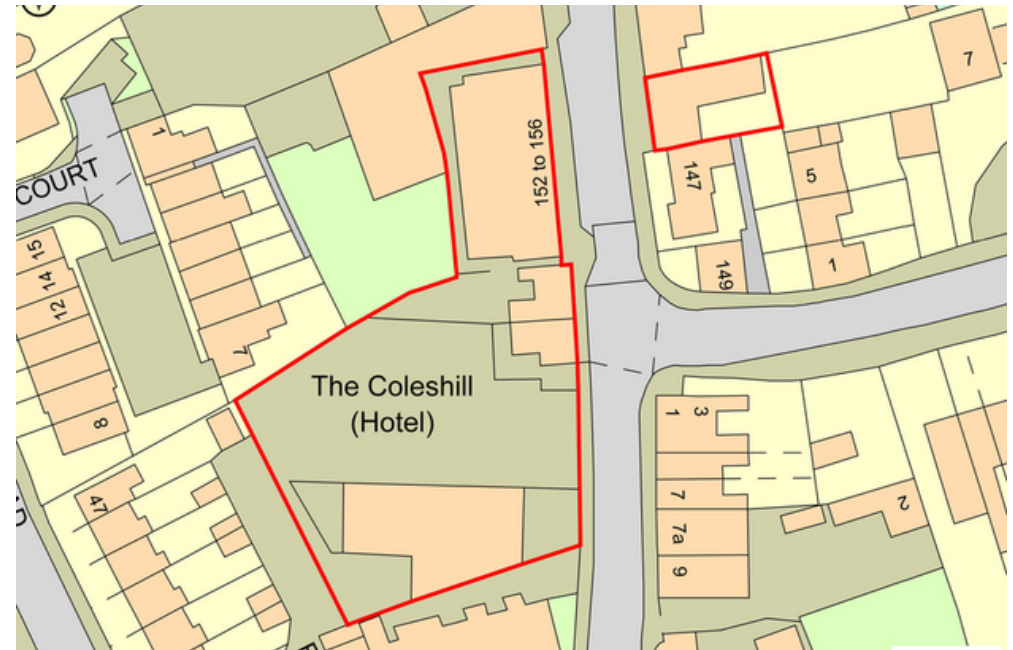
ACCOMMODATION

Internally

Internally the property has a large bar and restaurant area, Charnwood function suite, Markfield function suite, catering kitchen and customer WC's at ground floor. The hotel accommodation is laid out over first and second floor of the main building alongside a separate building to provide 24 ensuite bedrooms. In addition, the manager's flat which comprises 3 bedrooms and Cameo function suite (100 covers) with catering kitchen and customer WC's are located at first floor.

Externally

Externally the property benefits from a terrace which is currently laid out for 54 covers. There is a car park to the side of the property for approximately 29 vehicles.



LINKS

LOCATION



GOOGLE STREET VIEW



VIRTUAL TOUR



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Cellar	327	3,520
Ground Floor	848	9,128
1st Floor	464	4,995
2nd Floor	275	2,960
Total	1,914	20,602

ROOMS

Room Type	Number
Double	14
Twin	3
Family	7
Total	24





TENURE

The property is held freehold (Title Number HD324282).

PLANNING

The property is a Grade II listed building (Listing Ref: 1185704) and is located within the Colehill Conservation Area.

EPC

C-58.

RATEABLE VALUE

2026 - £159,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Substantial offers are invited for the benefit of our clients freehold interest.

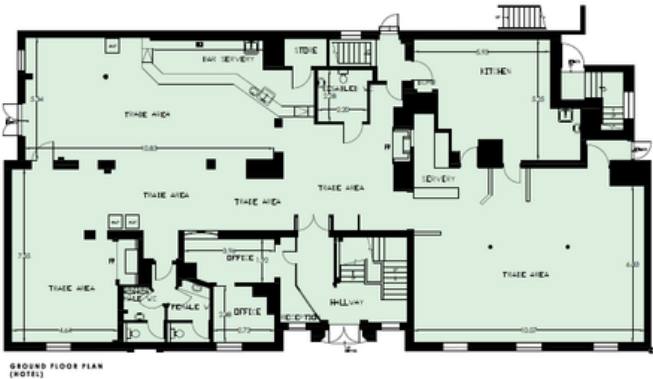
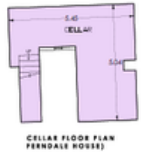


FLOORPLAN



Coleshill Hotel, Coleshill

Floor Area Key:	
	Cellar Floor gross internal area = 327 sqm / 3520 sq ft
	Ground Floor gross internal area = 848 sqm / 9128 sq ft
	First Floor gross internal area = 464 sqm / 4994 sq ft
	Second Floor gross internal area = 275 sqm / 2960 sq ft
	Third Floor gross internal area = 0 sqm / 0 sq ft
Total Letting Rooms = 24	
Total Gross Internal Area = 1914 sqm / 20,602 sq ft	
The position & sizes of doors, windows, appliances & other features are approximate only. Drawing not to scale. Dimensions on drawing given in metres.	





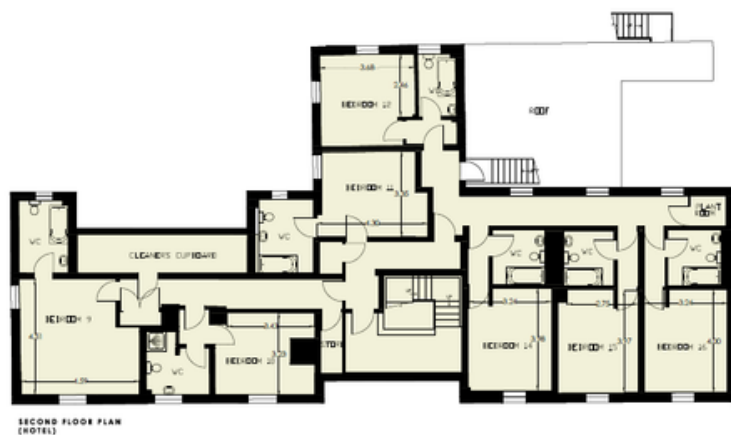
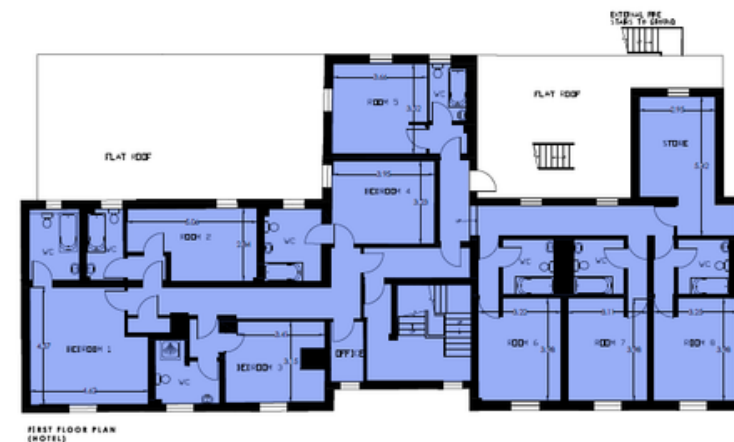
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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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