



**TO LET**

## **GRIMSTOCK COUNTRY HOUSE HOTEL**

GILSON ROAD, COLESHILL, BIRMINGHAM, WARWICKSHIRE, B46 1LJ

**45-bed hotel with restaurant and conference facilities**

# SUMMARY



45 Bedrooms



Bar and Lounge



Two Restaurant Areas



Wedding/  
Conference Facilities



Gym



Two Large Onsite Car Parks



Landscaped Grounds

# PROPOSAL

We are instructed to seek a tenant for the 45-bed hotel with restaurant and conference facilities.

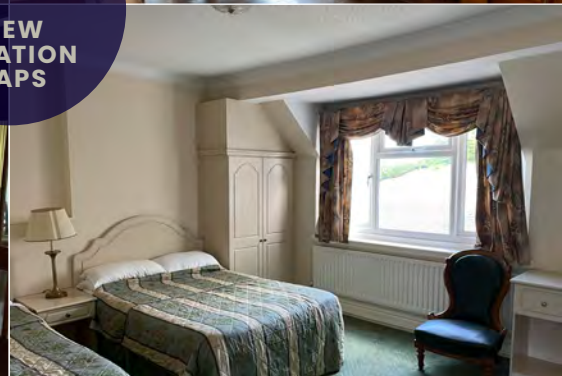
# DESCRIPTION

The property comprises a 45-bed hotel with conference and restaurant facilities. Situated in landscaped grounds with ample parking the property is an excellent location for weddings, conferences and parties.



VIEW  
LOCATION  
MAPS

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## TENURE

The hotel is available on a leasehold basis for a term of years to be agreed.

## SERVICES

As the landlords' agents, we are unable to give any guarantee as to the condition of any appliance or services to and in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

## BUSINESS RATES

- Current: £62,000 per annum
- Rates Payable: £31,744 per annum
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.
- Local Authority: North Warwickshire – Reference: 511929200250

## EPC

Rating C.

## REPAIR OBLIGATIONS

The hotel is to be let on Full Repairing & Insuring lease Terms.

## LEGAL COSTS

Each party to bear their own legal costs incurred in connection with this transaction.

## VAT

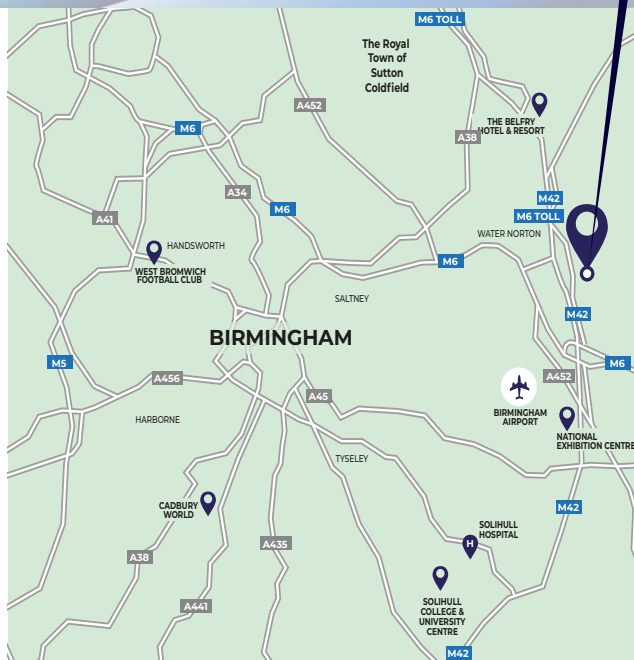
The property is not elected for VAT.

## FLOOR PLANS

Available upon request.



It is ideally located for the National Exhibition Centre, Birmingham Airport, Birmingham Business Park and Hams Hall Distribution Park which are all only a five minute drive away. The main Midlands motorway links are also on the doorstep with quick access to the M6, M42 and the M6 Toll Road.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

# Carter Jonas

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