

Halford Bridge Hotel

Fosse Way, Shipston-on-Stour, Warwickshire, CV36 5BN



For Sale Freehold Licensed Premises
Guide Price: £550,000 plus VAT
Sole Selling Agents

- A quintessential 16th century coaching inn
- Prominent roadside location on edge of Cotswolds
- Benefits from a good-sized trade courtyard
- 10 en-suite letting rooms
- GIA of circa 7,665 square feet
- Plot size of 0.40 acres
- Car parking facilities with space for up to 25 vehicles
- May be suitable for alternative use subject to the necessary consents

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Location

The Halford Bridge Hotel is positioned on the old Roman Fosse Way, on the main road through the small village of Halford. The village is in close proximity to the tourist hotspots of Stow-on-the-Wold and Stratford-upon-Avon. There are 43,000 adults living within a 15 minute drive time, alongside the high volume of tourists during peak season.

Accommodation

The Halford Bridge Hotel is a double fronted, stone built grade II listed building with a number of single storey sections. To the rear of the building is an enclosed courtyard along with the old stable blocks, which has been converted into letting accommodation.

Internally, there is a well appointed bar with 30 covers and a separate restaurant with 40 covers, with a large commercial kitchen to the rear.

The main property has nine en suite letting rooms; 3x double, 1x twin and 1x family bedrooms located on the first and 1x king, 2x double and a twin bedroom on the second floor.

Ancillary trade areas comprise: customer WC's, large commercial kitchen, storage and basement cellarage. Staff quarters are located on the first floor comprising; 2 single bedrooms with an en suite.

There is a separate car park opposite the pub for c. 20 spaces, with on street parking for a further 5 cars available outside the Hotel.

Externally and to the rear is an enclosed court yard for 25 covers, a function room, one double bedroom with ensuite and storage areas.

GIA is approximately 7,665 square feet, sitting on a plot size amounting to circa 0.40 acres.

The Halford Bridge Hotel offers considerable scope for local public house operators, restaurateurs and has potential for a B&B focused offer. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



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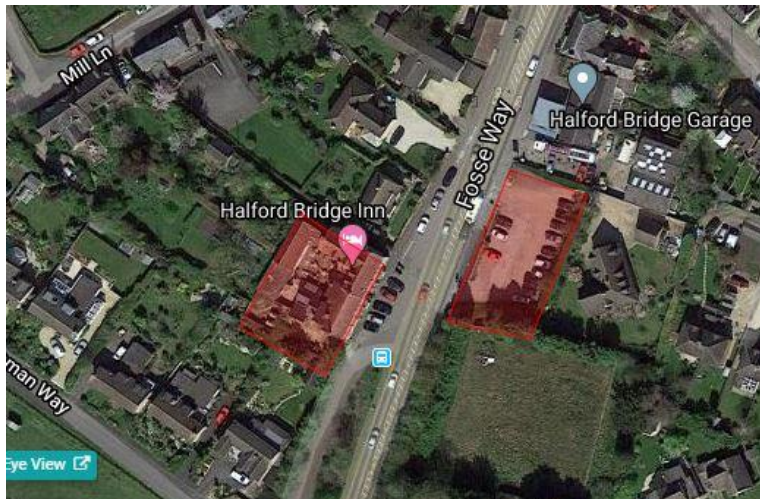
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General Information

Rating

The current Rateable Value is assessed at £21,250.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

The property benefits from an LPG gas tank. We understand all other services are connected to the mains.

Trading

The premises are currently open for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property currently has an EPC rating of a D.

VAT

VAT will be applicable on the sale of this property.

Listed Status

The property is grade II listed.

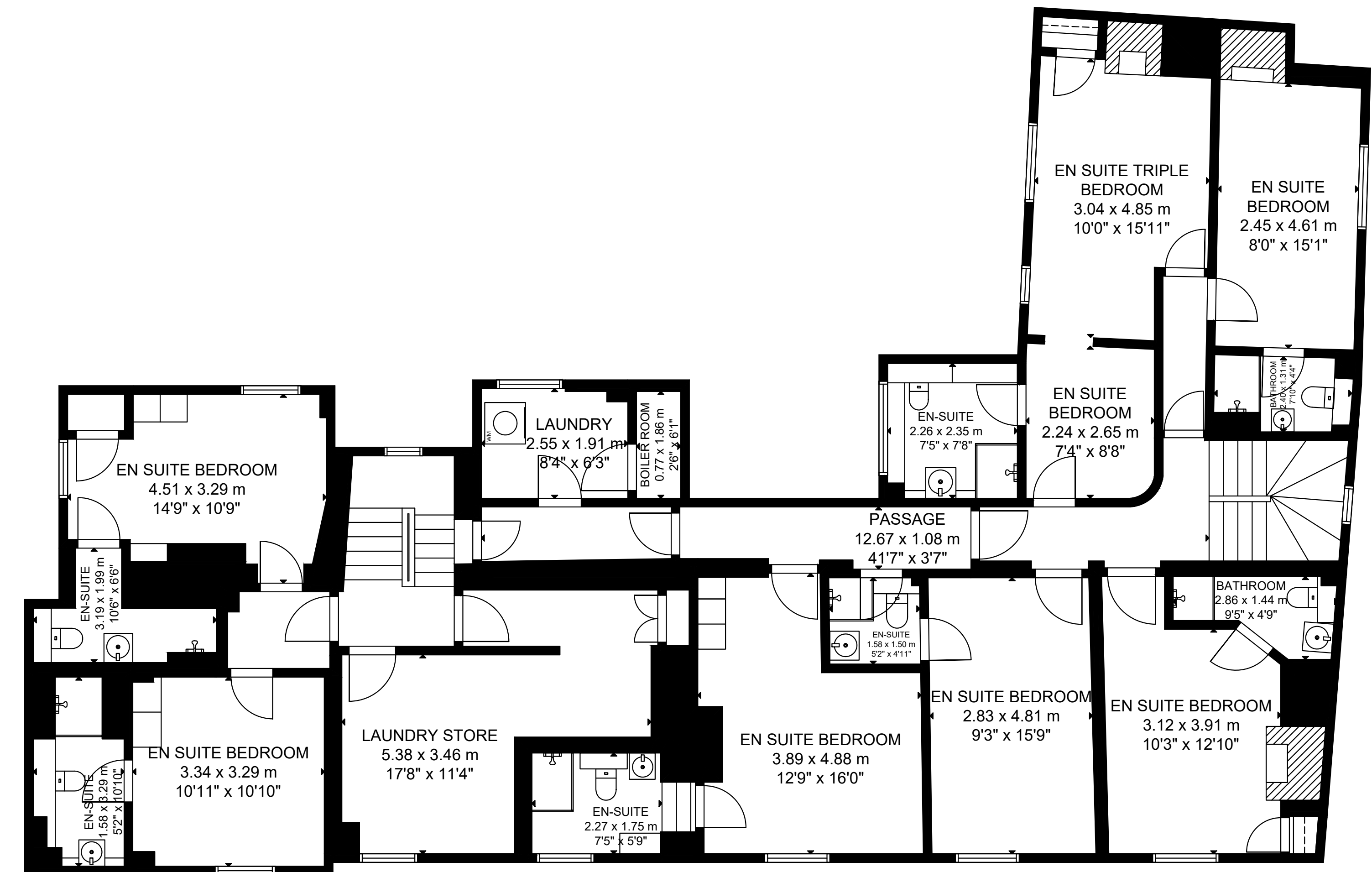
Asset of Community Value

The property is listed as an Asset of Community Value with effect from 9.8.2016. This restriction will apply to the site for a period of 5 years from the date of listing.



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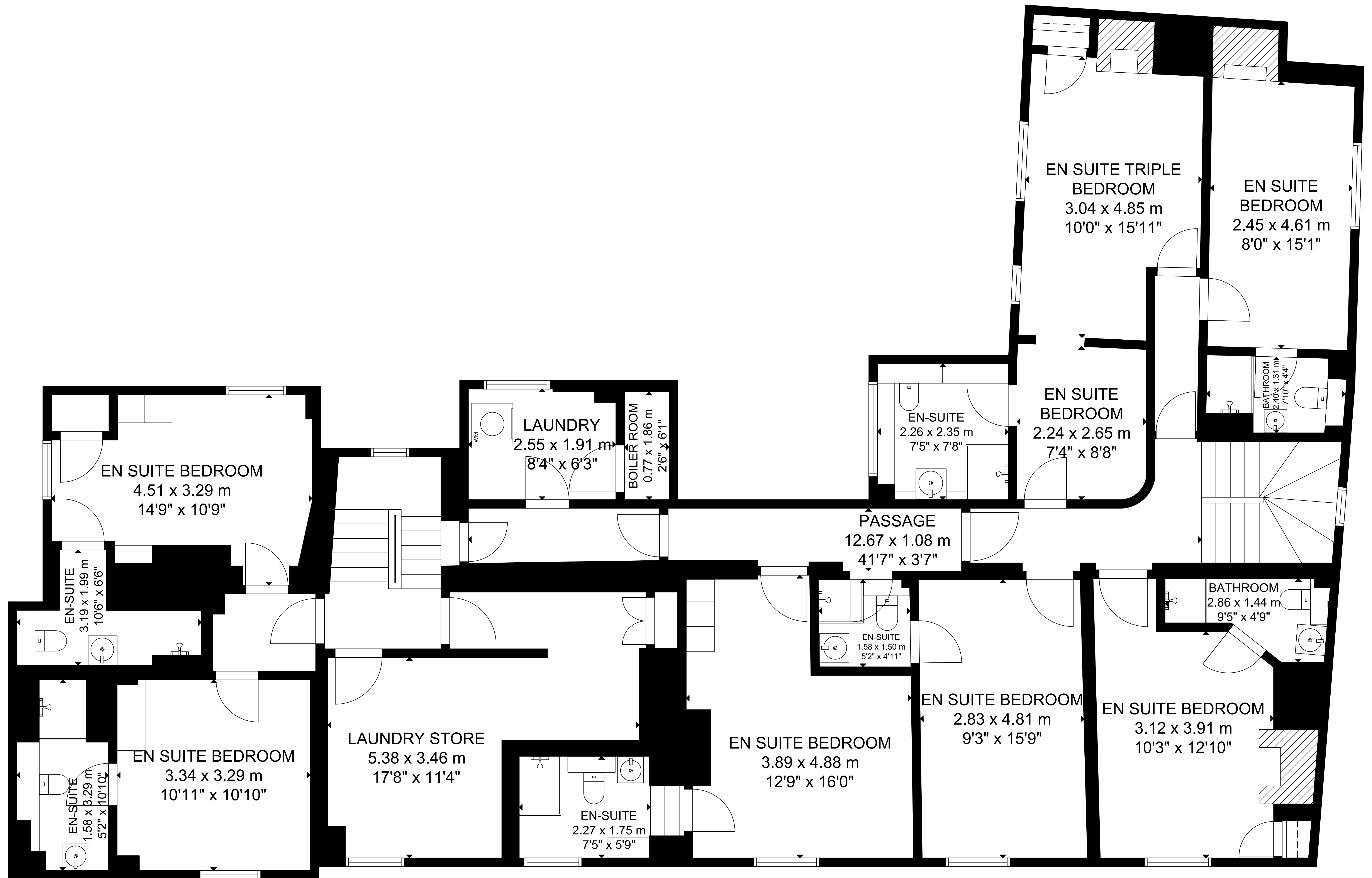


GROSS INTERNAL AREA
TOTAL: 7,665 sq ft/ 712 m²
FLOOR 1: 3,758 sq ft/ 349 m², FLOOR 2: 2,225 sq ft/ 207 m²
FLOOR 3: 1,682 sq ft/ 156 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
TOTAL: 7,665 sq ft/ 712 m²
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Agent Details

For further details please contact



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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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