

# FOR SALE



**Freehold 27 bedroom hotel with asset management  
and alternative use potential**

The Henley Hotel, Tanworth Lane, Henley In Arden B95 5RA

OFFERS IN THE REGION OF:

**£1,295,000**



## KEY FEATURES

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Attractive hotel located in an affluent area with huge growth potential

Well positioned close to the centre of Henley-in-Arden

27 en-suite bedrooms

Operating on room only basis but with existing reception, bar, lounge, dining area & gym

Outside seating area

Spacious car parking for circa 50 vehicles

Excellent asset management opportunities

Alternative use potential including residential and care - subject to planning

Freehold

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Guide Price : Offers in the region of £1,295,000





## LOCATION

The Henley Hotel occupies a predominantly rural location fronting onto Tanworth Lane, approximately 1.6 km (1 mile) from the centre of Henley in Arden.

Henley-In-Arden is approximately 8.04 km (5 miles) west of the historic centre of Warwick, 24.14 km (15 miles) south of Birmingham and 12.87 km (8 miles) to the north of Stratford upon Avon. The M40 motorway, which links Birmingham and London, can be accessed easily from the hotel.

There are nearby railway stations at Danzey and Henley-in-Arden on the Birmingham to Stratford line, which have regular services to Birmingham and Stratford upon Avon. Warwick Parkway is approximately 16.09 km (10 miles) from the hotel and provides a fast and regular service to both Birmingham and London.

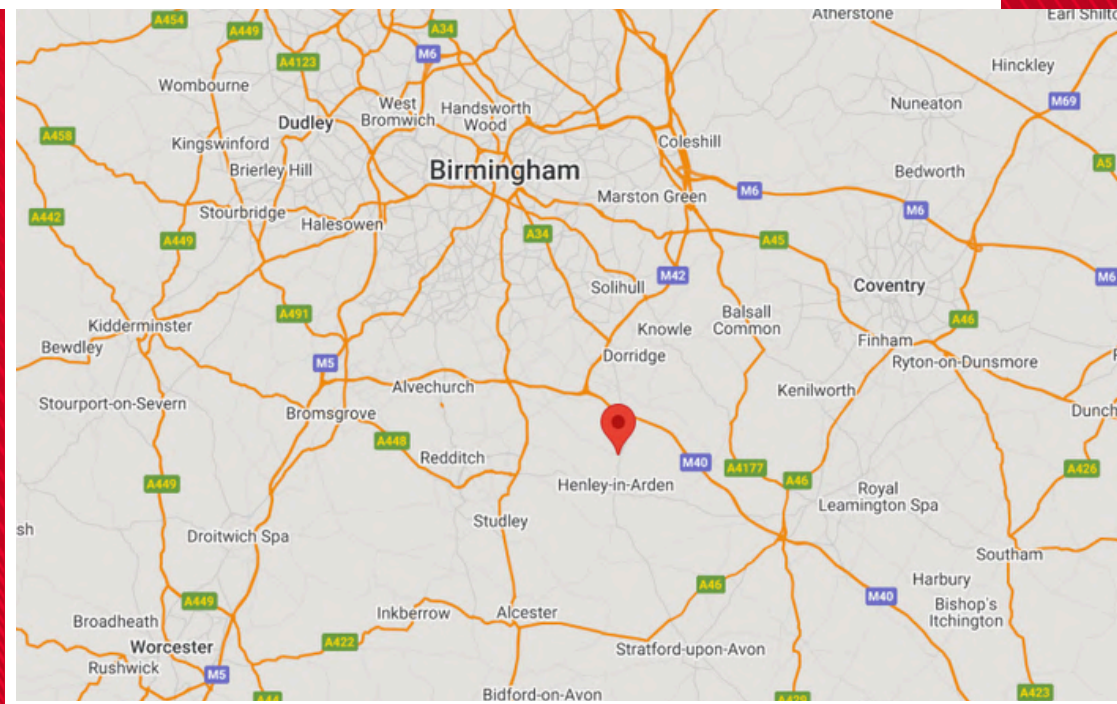
Birmingham NEC and Birmingham Airport are about 20.92 km (13 miles) from Henley-in-Arden, making the hotel a convenient place to stay for travellers and visitors to the NEC.

## DESCRIPTION

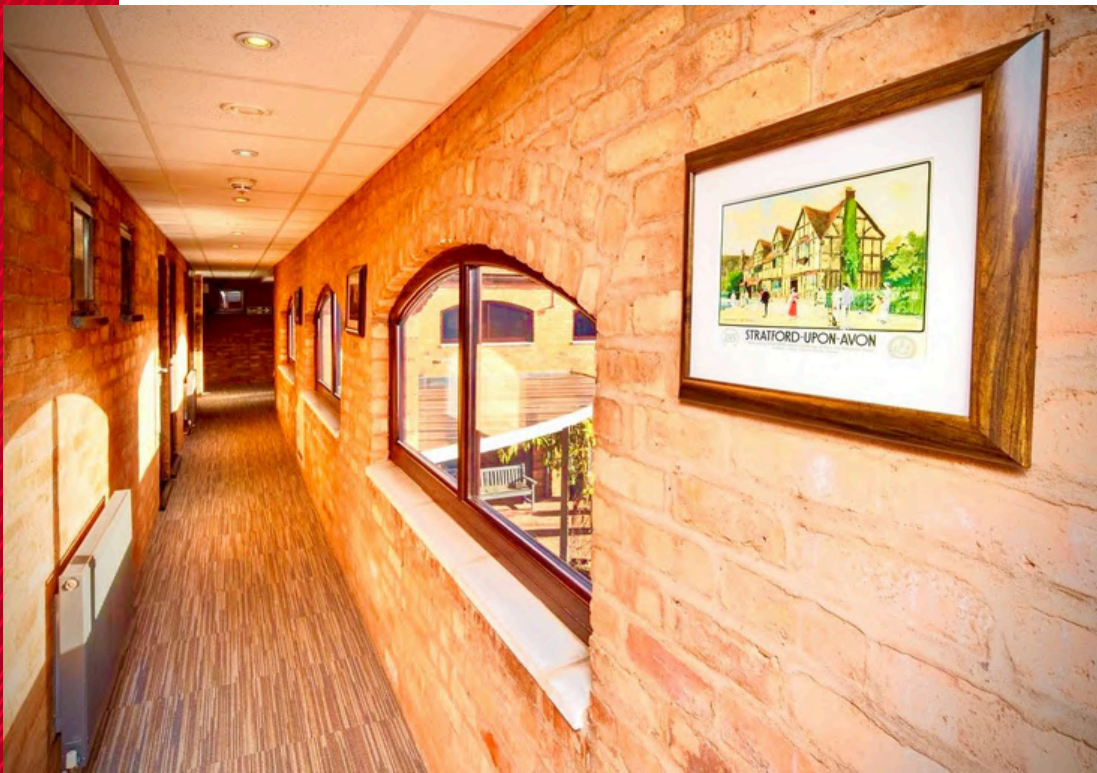
This purpose built hotel was constructed in around 1984 and comprises a number of further additions, including what is now the bar, lounge, and dining area, and gymnasium.

The hotel was originally formed of 30 bedrooms, but as part of its upgrade 5 new bedroom suites were created resulting in a small reduction in the overall stock to 27 bedrooms. The hotel has attractive brick elevations formed under pitched tile roofs and the later extensions have been successfully blended into the original construction. Most of the bedrooms used to be accessed via 'open air' corridors, but are now enclosed to improve guest comfort during their stay. The majority of the hotel is arranged over ground and first floors, although the bar, lounge and dining area is a single storey (double height) extension.

Externally, most of the hotel's land is used for car parking, with it having a tarmac covering. To the rear of the hotel, and accessed from the public areas, there is a garden and outside seating area. This area of the hotel's site borders onto the River Alne.







## ACCOMMODATION

All the bedrooms are en-suite and have flat screen televisions, tea and coffee making facilities, desks, chairs and wardrobe space. The Executive Rooms and Suites are larger bedrooms and have additional facilities. However, all the bedrooms present to broadly the same cosmetic standard. For disabled guests there are a selection of ground floor bedrooms, including a specially designed room which includes a full wet room with seated showering, grab rails and an emergency cord.

## SITE AREA

Circa 0.236 hectares (0.584 acres).

## PUBLIC AREAS

The hotel currently operates on a room only basis and thus the substantial public areas are not utilised.

The hotel has a reception area with doors through to a bar, lounge, and dining area. To the rear of the public area are doors that open out onto the private garden with seating for guests.

There is also an internal Courtyard area with seating. The public areas have been refurbished and are well presented to a contemporary design.

## MEETING FACILITIES

The hotel can accommodate meetings for up to 20 delegates in the dining area, which is able to be sub-divided from the bar and lounge space.

## SERVICE AREA

The hotel has a fully equipped commercial kitchen that is directly connected to the bar, lounge and dining room. This provides an excellent opportunity for a purchaser to reintroduce a food and beverage offering. In addition to the kitchen, the hotel has various storage areas including a dry store, walk in cold store and wash up area.





## TRADING INFORMATION

Full trading information will be made available to qualified purchasers after a formal viewing.

## FIXTURES & FITTINGS

We are advised that all trade fixtures, fittings and other items associated with the running of the business are owned outright and shall be included within the sale, all appliances are untested by the vendor's agent and a purchaser should satisfy themselves that the equipment is in full working order.

## THE OPPORTUNITY

Currently, the hotel operates on a room only basis and does not offer any food or beverage options. With existing bar, lounge and dining areas, together with a full commercial kitchen, reinstatement of a food and beverage offering is straight forward, thus increasing turnover.

The site and property lend itself to potential alternative use, including but not limited to, residential and care home use. Any such use would be subject to the necessary planning consents and purchaser's seeking an alternative use should make the necessary enquiries to the local authority.

The hotel formerly operated as a 'Best Western Plus' hotel. Therefore, the opportunity exists for a prospective purchaser to affiliate the hotel with another marketing platform or re-engage with Best Western.

## LICENCES

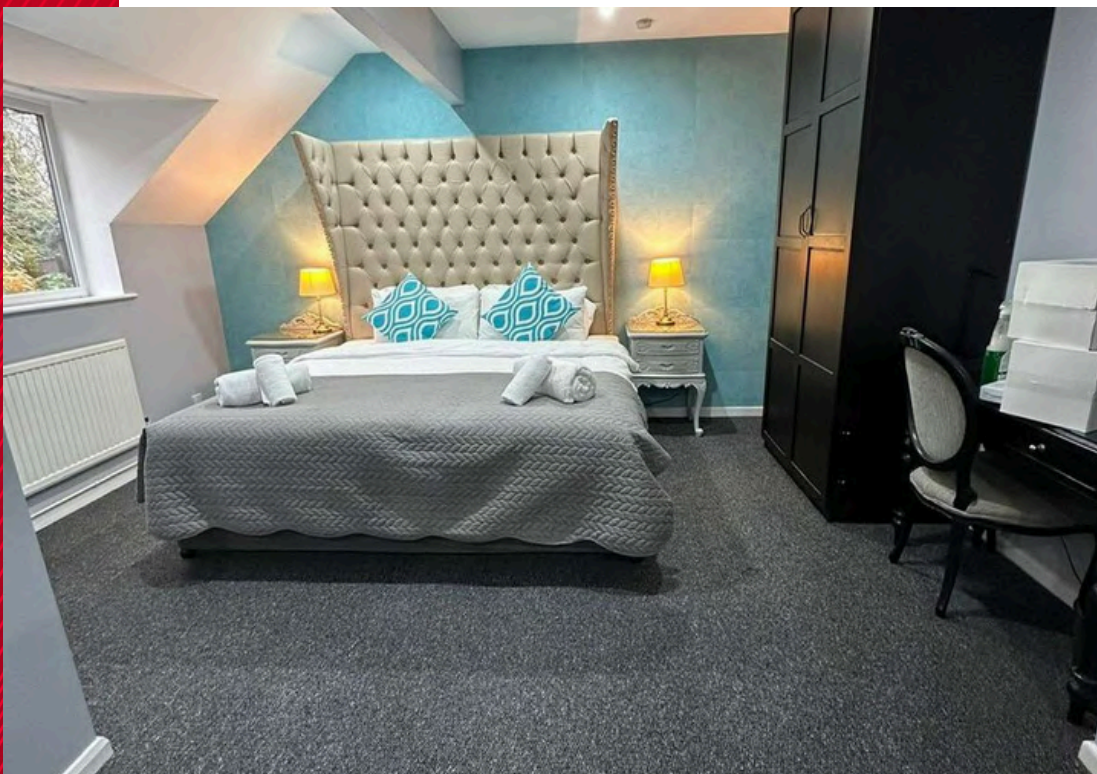
We understand that the hotel has the benefit of a Premises Licence.

## SERVICES

We have been advised that the hotel is connected to mains electricity, gas, water and drainage. Wi-Fi is available in all areas of the hotel.







## **BUSINESS RATES**

The hotel's Rateable Value is: £46,000.

## **EPC**

The hotel has an Energy Performance Certificate (EPC) rating B 44. A copy of the EPC certificate can be provided on request.

## **VAT**

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable where applicable. Prospective purchasers should consult their accountant for professional advice in this respect.

## **VIEWING**

No direct approach may be made to the business. For an appointment to view, please contact either of the joint selling agents.

## **PRICE**

Offers in the region of £1,295,000 are invited for the freehold interest to include goodwill and trade contents, excluding personal items. The property will be sold by way of an asset sale.

## **ANTI-MONEY LAUNDERING**

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## **LEGAL COSTS**

Each party are to be responsible for their own legal costs that may be incurred in this transaction.



# CONTACTS

**James Mattin**

07595 181 869

[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)



**Gavin Wright**

07540 142 224

[gavin@enterprisehotels.co.uk](mailto:gavin@enterprisehotels.co.uk)



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