

AVISON YOUNG

AN EXCITING
OPPORTUNITY TO
ACQUIRE

—
The Henley Hotel
Tanworth Lane
Henley-in-Arden
B95 5RA



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Henley Hotel, Tanworth Lane,
Henley-in-Arden, B95 5RA

- Attractive looking hotel located in an affluent area
- Well positioned close to the pretty centre of Henley-in-Arden
- 27 en-suite bedrooms
- Reception, bar, lounge and dining area
- Outside seating area
- Well presented property
- Good car parking
- Freehold



Introduction

Avison Young is delighted to offer for sale the Henley Hotel in Henley-in-Arden, which is an attractive purpose built hotel with ancillary facilities located close to the popular town's centre. The hotel has benefited from extensive investment during its current ownership and provides potentially interested parties with an excellent opportunity to grow its business.

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. The town 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. 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. The majority of the bedrooms used to be accessed via 'open air' corridors, but the current owner has had them 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. The hotel's site is circa 0.236 hectares (0.584 acres).

Accommodation

The hotel's bedroom inventory is as follows:

All of 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

Category	Number
Standard Rooms	17
Cosy Double Rooms	5
Executive Rooms	2
Suites	3
Total	27

commensurate with their higher classification. However, all of 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.

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Public Areas

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 during the current ownership and are well presented to a contemporary design.

Meeting Facilities

The hotel is able to 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. 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

Management accounts for the 12 month period ending 31 March 2017 show a net turnover of £420,617. The hotel has generated a relatively consistent level of turnover over the last 3 years.

The hotel is currently operated on an owner/operator basis unencumbered from a

franchise agreement or management contract. It was, until the 31 December 2017, part of the Best Western marketing consortium, being 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.

It is proposed that the vendor will use the proceeds from the sale of the hotel to refurbish the existing facilities at the nearby Henley Golf and Country Club:

<https://www.henleygcc.co.uk>

Further detailed trading information is available to seriously interested parties.

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, with the exception of normal trade items, such as a coffee machine. All appliances are untested by the vendor's agent and a purchaser should satisfy themselves that the equipment is in full working order.

Licences

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



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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 in the 2017 Rating List is: £45,000, with effect from the 1 April 2017. The Rateable Value in the 2010 Rating List was £30,000.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out where there are more than five people employed within the business.

Planning

We understand that the hotel has a valid consent for its current use. However, we would advise all interested parties to make their own enquires with the Local Planning Authority in this regard.

Tenure

Freehold.

EPC

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

Apartment

In a property adjacent to the hotel there is an apartment that might be available to purchase by separate negotiation. The apartment comprises two double bedrooms, an open plan lounge/kitchen/diner, shower room and storage space.

Asking Price

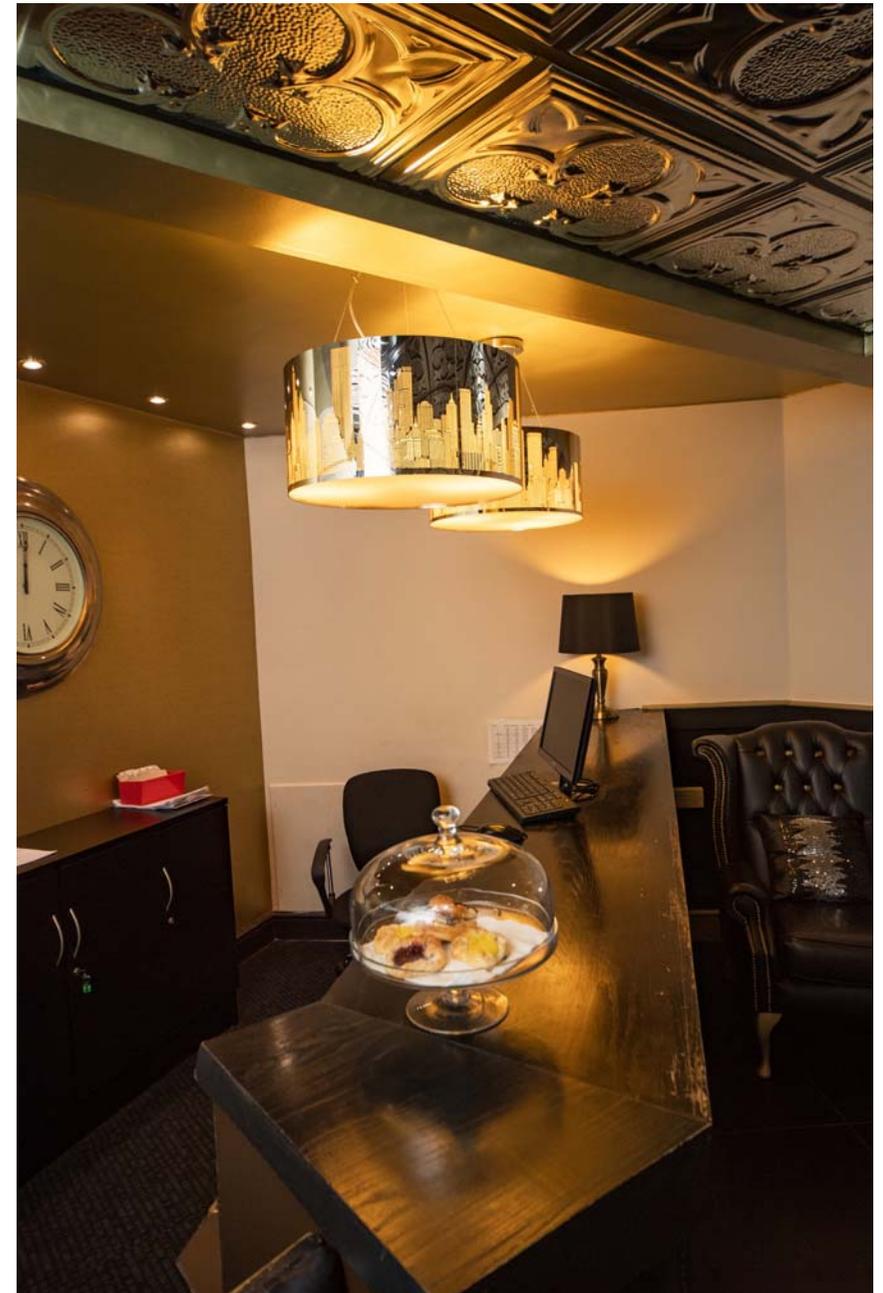
Offers in the region of £1,000,000 are invited for the hotel's freehold interest to include goodwill and trade contents, excluding personal items. Stock will be at valuation.

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 the vendor's agent Avison Young who are acting as sole selling agents.



For further information
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