



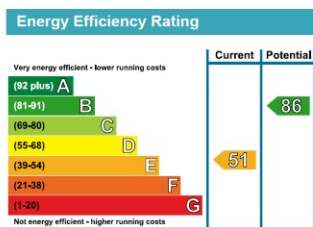
Retail Premises, B&B and Cottage, Market Place, Abbots Bromley, WS15 3BS

 **Parker
Hall**

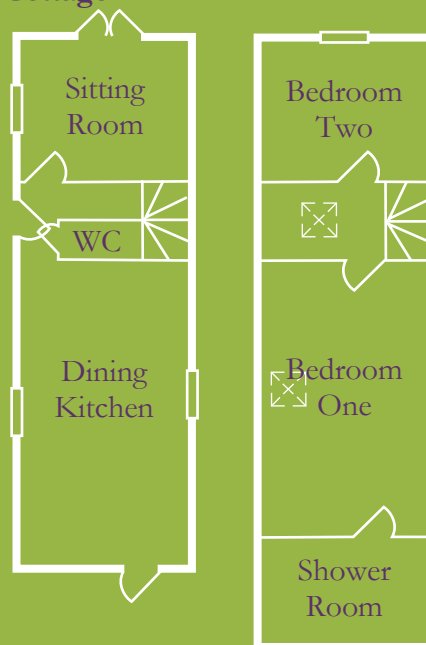
A superb opportunity to purchase the premises for two established businesses in the popular village of Abbots Bromley: a retail premises and the Buttercross Bed & Breakfast. Occupying a prime spot on Market Place in the centre of the village and both tied in with existing leases ending in July 2021, the two accommodations are currently run successfully by two independent parties and have been a major draw for tourism in the area. The entire property is being sold initially as an investment with the potential owner to complete the leases already underway. Once the leases are up the property will stand as freehold for the owner to continue with as they wish.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is home to amenities including a sports club, Butchers, general store, traditional pubs, an Indian restaurant, church and village hall. The village is well placed for outdoor pursuits and there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. Ideally located for the nearby road network, the A38, A50 and M6 Toll are within easy reach and regular rail links are available from Lichfield to Birmingham and London. The village is a quaint draw for visitors to the local area for various local attractions including a number of national trust sites and a Alton Towers.

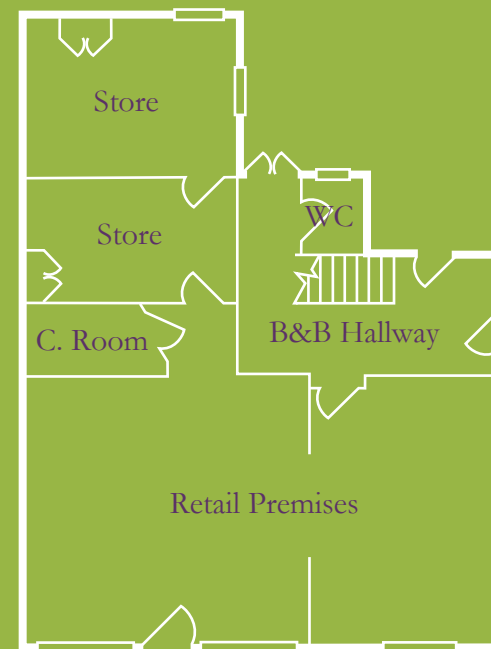
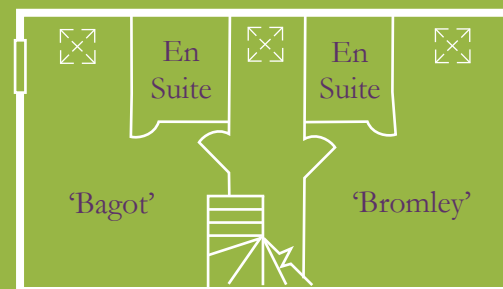
Please Note: The existing owner has advised that the net annual turnover totals £40,000 approximately for both the B&B/cottage and shop rental. There are sitting tenants in both premises with around four years left on the lease. The leases will end July 2021.



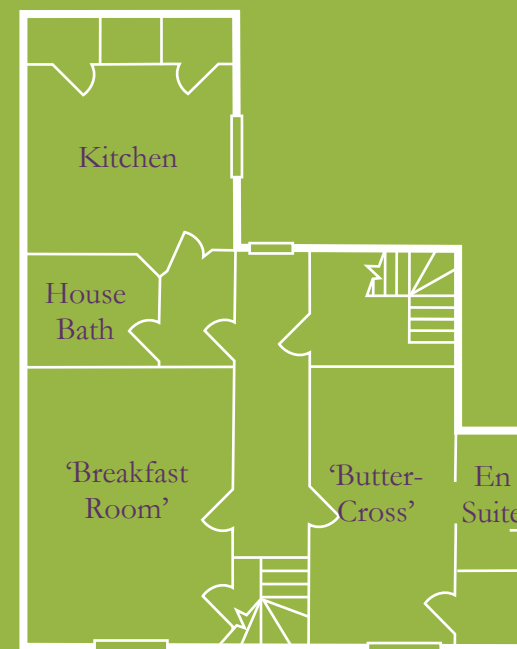
Cottage



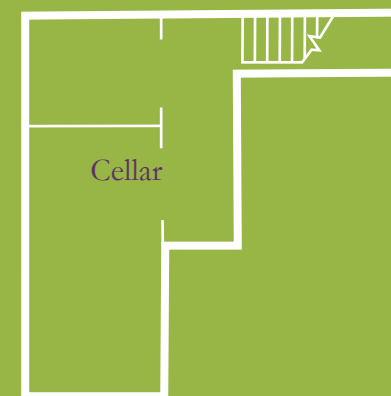
Second Floor



Ground Floor



First Floor



Cellar

'On The Green' Retail Premises

Shop 9.0 x 4.97m (approx 29'6 x 16'3)

Featuring character recessed storage, exposed beams and ample space for displays etc. at either end of the room are inglenook fireplaces which have been kept intact but concealed

There are two store rooms separated by a stud wall featuring quarry tiled flooring and windows to the side, with one of the rooms housing the Vaillant wall mounted boiler which services the retail premises and the bed & breakfast, and the original inglenook fireplace which has been concealed but could be reinstated. In addition, there is a changing room/additional storage room housing the meters accessed off the hall. A door off the hall leads into the entrance hall of the B&B where there is access to the shop's WC facilities

Room One 3.61 x 2.26m (approx 11'10 x 7'5)

Room Two 3.59 x 2.28m (approx 11'9 x 7'5)

Changing Room 2.66 x 1.31m (approx 8'8 x 4'3)



The Buttercross Bed & Breakfast

The self contained accommodation of the Buttercross Bed & Breakfast provides sleeping accommodation for up six people between three double en suite bedrooms. Additional accommodation includes the a equipped kitchen, spacious breakfast room and lounge and house bathroom, with the guests enjoying privacy from the owners who reside in the Cottage to the rear of the Bed & Breakfast. There is on street parking on Market Place however the proprietors have an informal agreement with the landlord of The Crown public house and guests can utilise the car park to the rear aspect.

- Established Bed & Breakfast
- Popular Village Attraction
- Fully Equipped Communal Kitchen
- Breakfast Room & House Bathroom
- Three Double En Suite Guest Rooms
- Sitting Tenants with lease of 3 Years

A door opens from the side aspect leading into the **Entrance Hall** to the Buttercross Bed & Breakfast, having quarry tiled flooring, doors leading out to the rear courtyard gardens and further doors into the shop premises which fronts on to Market Place

Stairs rise to the **First Floor Landing**, where a thumb latch doors leads to the staircase rising to the second floor and doors lead off into:

'The Breakfast Room' 3.89 x 2.40m (approx 17'4 x 12'9)

Laid out as a dining room and lounge, this spacious reception room has a sash window overlooking the market place to the front, exposed beams and a traditional cast fireplace

Inner Hall

With doors off to the **Bathroom** and into:

Fully Equipped Kitchen 3.61 x 3.44m (approx 11'10 x 11'3)

Fitted with a range of country style wall and base



units with Butcher block worktops over, housing inset Belfast sink and appliances including dishwasher, fridge freezer, single oven and washing machine. There are two fitted cupboards and the kitchen has exposed beams, exposed brick-work and a window to the side

House Bathroom 2.44 x 2.21m (approx 8'0 x 7'2)
Comprising twin wash basins, WC and bathtub with shower over, having tiled splash backs,

painted wooden panelling, tiled flooring and beams

'Buttercross' 5.20 x 2.74m (approx 17'0 x 8'11)
A spacious double room having sash window to the front enjoying village and church views, beams and a cast period fireplace. Private use of:
En Suite 1.77 x 1.34m (approx 5'9 x 4'4)
Comprising fitted wash basin, WC and shower cubicle, with tiled flooring, tiled splash backs, recessed storage and a window to the side

Stairs rise to the second floor landing, having a skylight, beams and access into:

'Bromley' 5.19 x 4.02m (approx 17'0 x 13'2) – max
Another spacious double room having exposed beams, a window to the side, skylight and use of:
En Suite 2.07 x 1.58m (approx 6'9 x 5'2)
Fitted with wash basin, WC and shower cubicle, having tiled flooring, tiled splash backs and exposed beams

'Bagot' 5.23 x 3.90m (approx 17'1 x 12'9) – max measurements
Having exposed beams, a window to the side and a skylight. Door to:

En Suite 2.04 x 1.63m (approx 6'8 x 5'4)
Comprising fitted wash basin, WC and shower cubicle, with tiled flooring, tiled splash backs and exposed beams



The Cottage

A charming addition to this unique business opportunity. Currently, the proprietors reside in the cottage but this accommodation would be ideal as self contained additional accommodation for the B&B. The cottage presents a wealth of character throughout, two bedrooms and courtyard gardens to the rear with gated access to a parking area.

- Self Contained Character Cottage
- Wealth of Features Throughout
- Dining Kitchen & Sitting Room
- Two Bedrooms & Shower Room
- Off Street Parking & Courtyard Gardens



Entrance Hall

With brick paved flooring, exposed beams and brickwork and a door into:

Kitchen 5.57 x 3.36m (approx 18'3 x 11'0)

Fitted with country style cream wall and base units having Butcher block worktops over, housing inset Belfast sink, integral dishwasher, fridge, freezer and washing machine. An inglenook style recess houses a range cooker and the kitchen has quarry tiled flooring, tiled splash backs, windows to two sides and exposed beams. A door leads into the Hallway of the Bed & Breakfast and the mains gas boiler is housed in here which services the cottage alone.

Sitting Room 3.36 x 2.93m (approx 11'0 x 9'7)

With double doors to the gardens, a window to

the side and oak flooring

Cloakroom

Comprising fitted wash basin and WC, with brick paved flooring

Landing

With skylight, recessed storage, exposed brickwork and beams. Doors off to:

Master Bedroom 5.87 x 3.46m (approx 19'3 x 11'4)

A spacious principal bedroom having exposed beams, brickwork and a skylight. Door to:

Shower Room 2.21 x 2.15m (approx 7'3 x 7'0)

Comprising pedestal wash basin, WC and corner shower, with wooden panelling to splash backs

Bedroom Two 3.48 x 2.91m (approx 11'4 x 9'6)
Having exposed beams and a window to the side

Outside

Accessed from Schoolhouse Lane is a driveway with parking for a number of vehicles as well as access into a car port and on into the garden which is laid to low maintenance patio and a gravelled terrace. A door opens into the hallway of the cottage and further access leads into the shop and to the entrance hall of the B&B







General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property

Turnover Figures: any interested parties are advised to confirm the figures stated in these particulars prior to investing in legal proceedings.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.