

THE TIPPERARY INN

MEER END ROAD, HONILEY, KENILWORTH, CV8 1PW

DESTINATION COUNTRY PUB LOCATED IN NORTH WARWICKSHIRE AVAILABLE
FOR SALE/TO LET

savills



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**Please note that the front elevation of the property has sustained some damage as a result of a recent motor accident*

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HIGHLIGHTS INCLUDE:

- Destination country pub in North Warwickshire available for sale/to let
- Prominent roadside location fronting Meer End Road (A4177)
- Plot size of 3.14 acres
- Car park for approximately 56 vehicles
- Large grassed paddock to the rear
- Extensive private accommodation comprising four en-suite bedrooms
- Virtual Tour Link: <https://vt.ehouse.co.uk/69fUsKTbXWg>
- **Freehold offers in excess of £775,000 plus VAT**
- **Rental offers invited plus VAT, with terms to be agreed**

LOCATION

The Tipperary Inn is situated within a rural area of North Warwickshire at the intersection between Meer End Road (A4177) and Warwick Road, close to the village of Honiley and within 3 miles (5 kilometres) of the market town of Kenilworth. The city of Coventry is located approximately 13.5 miles (22 kilometres) north east of the property.

The property boasts excellent connectivity, with convenient access to the M40, M42, and M6 motorways. Nearby transport links also include the Kenilworth, Berkswell, Dorridge and Lapworth train stations, as well as Birmingham Airport.

DESCRIPTION

The Tipperary Inn is a two storey detached property of brick construction beneath a multi pitched slate roof with extensions to the rear. The property sits on a plot extending to 3.14 acres and comprises a car park for circa 56 vehicles and large grassed paddock to the rear.

ACCOMMODATION

Ground: The ground floor comprises a bar servery with open plan trade areas for circa 50 customers. Ancillary areas comprise customer WC's, commercial kitchen and beer store.

First: The first floor comprises four en-suite bedrooms and an office.

Externally: Externally the property benefits from a landscaped trade garden, raised decked trade area and wooden gazebo, car park for approximately 56 vehicles and a large grassed paddock with allotments and sheds to the rear.



TENURE

Freehold (Title Number WM541762).

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Monday - Saturday: 11:00 - 23:00
- Sunday: 12:00 - 22:30

RATEABLE VALUE

2023 - £22,500

FIXTURES AND FITTINGS

Trade fixtures and fittings may be available by way of separate negotiation.

EPC

C-69

PLANNING

The building is not listed nor situated within a conservation area however is located within the Green Belt. The property is located within Flood Zone 1 (Lowest Risk).

TERMS

Offers in excess of £775,000 plus VAT are invited for our client's freehold interest with the benefit of vacant possession. Rental offers are also invited for the property with terms to be agreed.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Meer End Road, Kenilworth
Ground Floor gross internal area = 2,583 sq ft / 240 sq m
First Floor gross internal area = 873 sq ft / 81 sq m
Total gross internal area = 3,456 sq ft / 321 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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