

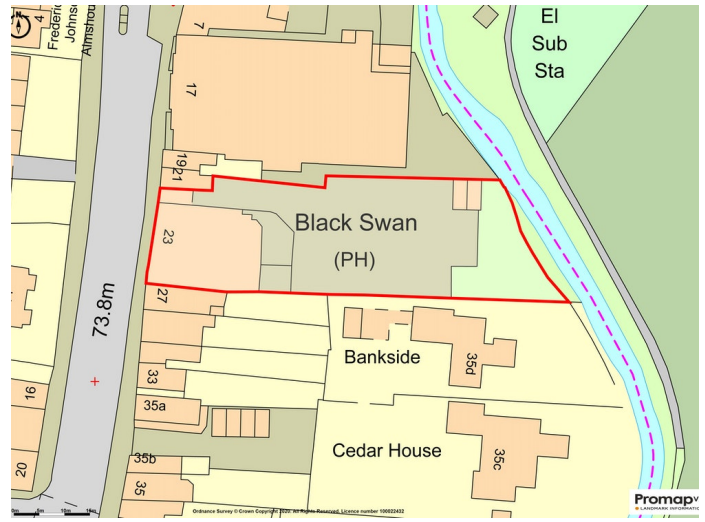
BLACK SWAN

23 High Street, Henley-in-Arden, B95 5AA



Key Highlights

- Freehold public house
- 17th Century Grade II Listed
- Planning and listed building consent obtained for substantial internal and external alterations/additions
- Extensive rear car park
- Site area of 0.41 acres



Location

The Black Swan is located 9 miles south of Solihull in the historic town of Henley-in-Arden. The pub itself is located in a prominent position on the High Street (A3400). The north end of the A3400 leads to junction 16 of the M40, leading to the M42, providing an easy route to Birmingham City Centre (20 miles) and the rest of the Midlands.

Henley-in-Arden High Street is made up of a mixture of both residential and commercial occupiers, 0.5 miles from Henley-in-Arden train station. The High Street runs parallel to the River Alne.

Description

The Black Swan is a traditional, Grade II listed, public house and restaurant located in the Warwickshire town of Henley-in-Arden. The original, two storey, brick construction has a number of more recent additions, under various roof types with a historic coaching archway providing access to a car park at the rear of the building. The ground floor comprises of several interlinking trading areas, providing upto 70 covers surrounding a central bar servery. The interior is thoughtfully decorated in a traditional style which compliments the buildings period features which includes exposed beams, open fireplaces and four street-facing bay windows. Customer WC's, ancillary storage areas and one of the property's two commercial kitchens are also located on the ground floor. The first floor holds the second commercial kitchen as well as managers accommodation comprising of four bedrooms, lounge area, an office, kitchen and a bathroom. The G.I.A for the property is approximately 448 sq m (4,822 sq ft). Externally, there is a large car park to the rear of the site which accommodates up to 40 vehicles. In addition to this there is a lawned trade garden.

Planning

The property is Grade II listed and within a conservation area. We understand the premises benefits from 'Sui Generis' use class planning consent.

The property also benefits from planning consent detailed below:-

Planning/Listed Building Consent – (Stratford-on-Avon District Council - Planning Reference Number: 19/02901/FUL)

Demolition of existing 1980s rear addition, construction of new single storey rear extension with part pitched and part flat roof, relocation of toilets to first floor level, internal alterations and refurbishment to ground floor, structural alterations and new internal staircase. External works to form new external drinking area and other associated development.

Licensing

We understand the property benefits from a premises license.

Rating

The subject property is on the 2017 Rating List with a Ratable Value of £36,000. The Multiplier for 2020/21 is £0.512.

Price

We are inviting offers for the freehold interest with vacant possession.

Energy Performance Certificate

The property has an EPC rating of C-74. The EPC will be provided to interested parties upon request.

Viewing

For a formal viewing, strictly by appointment with Savills. The property is currently closed for trading.

Contact

Adam Bullas

+44 (0) 7812 965 395
abullas@savills.com

Francis Meredith

+44 (0) 77 3852 4728
francis.meredith@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 21/09/2020