

TO LET

9 BEDROOM GUEST HOUSE / B&B



Rent

£60,000 p.a.

For Lease

Available as
a whole only

Area

3,887 sq ft
361.11 sq m

Home Farm

Oxford Road
Coventry CV8 3EP

BROMWICH

HARDY

024 7630 8900

www.bromwichhardy.com

Offering a unique opportunity to lease a well located, former bed & breakfast property

Property Highlights



Nine Bedrooms



Two Reception Rooms



Ample Parking Spaces



Bar Facility



Superb Central Location

Offer

Available to let at a quoting rent of £60,000 pa





A new flexible lease is available, terms to be agreed

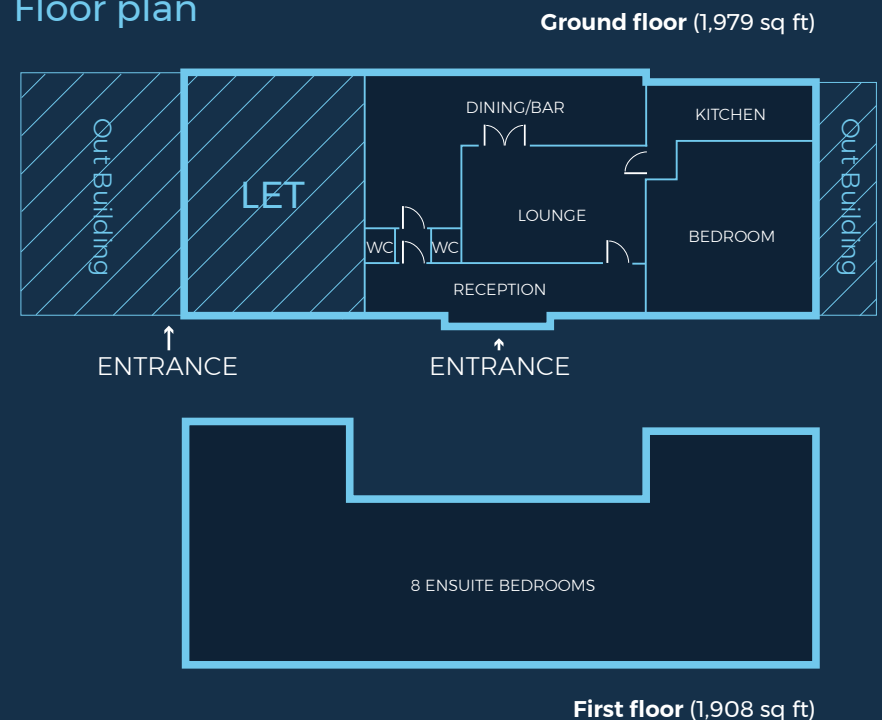
Location

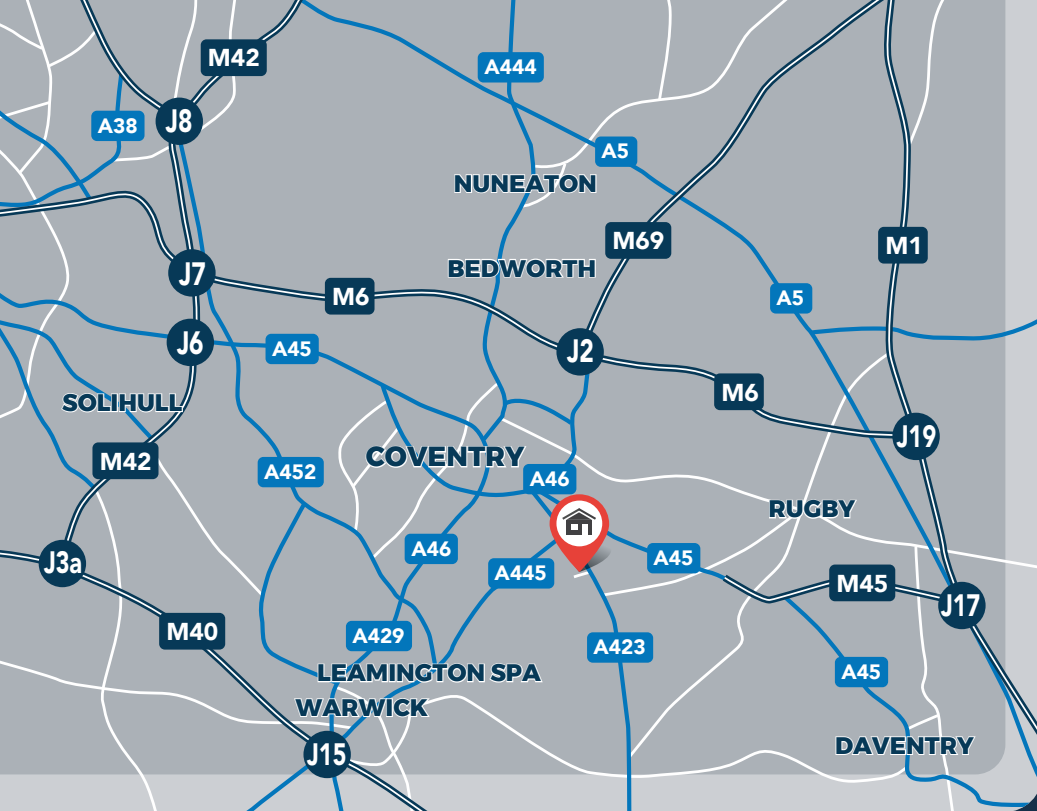
Park, Ryton. The A423 leads close by to the Toll Bar island junction of the A45 and A46 providing rapid access to the Midlands motorway network. Coventry city centre is a 12 minute drive to the north west, providing access to Coventry railway station. Rugby is a 16 minute drive to the east.

Description

Home Farm Bed & Breakfast comprises a two storey house with ample parking to the front and a large garden to the rear. There are two reception / dining rooms on the ground floor, one of which contains a bar. There is also a full kitchen, laundry room and one bedroom. The first floor consists of 8 ensuite bedrooms.

Floor plan





Travel Distances



Motorways

M1 (south) Junction 17
M6 Junction 2
M40 Junction 13/14

29.9 miles
8.3 miles
13.5 miles



Airports

Heathrow
Birmingham / NEC

86.1 miles
29.0 miles



Train Stations

Coventry
Warwick Parkway

5.7 miles
11.5 miles

Use

Our client informs us that the property has been in use as a guest house and has had planning consent for such use for over 22 years.

Service Charge

There is no service charge payable.

EPC

More information on request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

By appointment through the sole agent.



David Penn

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Bromwich Hardy

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