

Drayton Court Hotel, Coleshill Street,  
Fazeley, Tamworth, B78 3RG



**FREEHOLD - FOR SALE**

A Georgian Country Hotel with 24 Rooms and scope for Expansion

# Drayton Court Hotel, Coleshill Street, Fazeley, Tamworth, Staffordshire, B78 3RG

A Freehold Georgian Country Hotel with room for Expansion or Redevelopment - STP

## Overview

- Refurbished Country Hotel
- 24 Rooms with 23 En-suite
- Room to extend - STP
- Bar and Restaurant
- Extensive Car Parking
- Refurbished Throughout
- Walled Garden and Courtyard
- Freehold Tenure
- Offers over £850,000 exc.



## Location

Drayton Court Hotel occupies a prominent position fronting Coleshill Street in the sought-after area of Fazeley, Tamworth.

The location provides an ideal base for visitors to Drayton Manor which is situated only a few hundred yards from the property and the Belfrey Golf and Leisure resort and Twycross Zoo both of which are located close by.

Most Midlands Towns and Cities are within easy reach bring only circa 2.4 miles from Tamworth and J9 of the M42 circa 3.3 miles to the South East.

## Description

Drayton Court Hotel is a delightful Georgian country house hotel dating from the 1780's, which has been refurbished and restored to a very high standard retaining many of the original features.

The property is of traditional brick construction comprising of exposed brick elevations, beneath a tiled covered pitched roof with several outbuildings.

All rooms been individually designed in a fresh country house style with the hotel boasting 24 rooms with 23 being en suite and with the house and outbuildings providing additional room for expansion or redevelopment, subject to planning permission.

The hotel is set within a half-acre site providing a large car parking area which is accessed through the former stable block and a walled garden providing an idyllic location for alfresco eating or drinks.

The ground floor comprises a warm and welcoming reception with Bar off leading into a restaurant with covers for 30 people. Across from the Bar area is a lounge area which is also used for conference and banqueting but can easily double as an extension to the restaurant.

The ground floor also contains toilets, commercial kitchen, office, laundry and stores. A number of outbuildings provide additional storage space and also the option of converting into additional rooms or self-contained studios.

The rooms have all been tastefully decorated in a country style being light and welcoming with en suite facilities.



### Local Attractions

Local to Drayton Court Hotel you will find the Drayton Manor and Thomas Land within a short walk, Twycross Zoo, The Belfry Golf Club and Leisure Resort, Drayton Park Golf Club, NEC, Tamworth Snowdome, Hams Hall, National Memorial Arboretum.

Within a minute's walk there are local restaurants and watering establishments. A large private car park can be accessed via the hotel courtyard.

### Tenure / External Area

Drayton Court Hotel is held freehold under title number SF367464 and occupies a site extending to 0.46 acres approximately.

### Offers

Offers in the region of £850,000 are sought for the valuable freehold interest in this property and subject to contract.

It is anticipated the sale will be treated as an asset sale.

### Fixtures, Fittings and Equipment

We are advised that all fixtures, fittings and other items associated with the running of the business will be included within the sale with the exemption of any lease or hire purchase items.

All appliances are untested, and the purchaser should satisfy themselves that all equipment is in full working order.

### Stock in Trade

The stock in trade is to be purchased in addition at cost and at valuation upon the day of completion.

### VAT

All prices quotes are exclusive of VAT.

It is anticipated the sale will be treated as a TOGC.

### Business Rates

**RV: £19,250**

**Rates Payable: £9,800 approximately**

### Licenses

We understand that the hotel benefits from all the necessary licenses for the conduct of the business.

### Services

We understand that the hotel is connected to mains electricity and water and is heated by natural gas and private drainage.

We have not undertaken any tests to ascertain the condition or capacity of these services.

### Energy Performance Certificate

Available upon request from the selling agent.

### Money Laundering Regulations

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Availability

The property is available immediately following the completion of legal formalities.

### Viewing Arrangements

Given the highly confidential nature of this instruction, viewing arrangements are strictly via appointment only through the vendor's sole agent, Siddall Jones on **0121 638 0500**.

Under no circumstances should any party make an indirect approach to the business, the staff or management at the hotel.





Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.