



Ambion Court Hotel

The Green, Dadlington, Nuneaton, Warwickshire, CV13 6JB

Ref: 4520

UNIQUE 7 BEDROOM FARMHOUSE HOTEL – LEICESTERSHIRE/WARWICKSHIRE BORDER

Fantastic scope for further development and/or change of use

Situated between towns of Hinckley & Market Bosworth

Repeat custom built on an outstanding reputation

Prime location overlooking tranquil village green

Advised annual turnover of approx £70,000

Exceptionally well presented throughout

Modern owners' accommodation

Genuine retirement sale

FREEHOLD
£975,000 Plus SAV

Location

This superb hotel sits in a prime location, overlooking Dadlington's picturesque village green which is in Nuneaton, Warwickshire. The small and charming tranquil village, nestled in the heart of England, dates back to Saxon times and has changed little over many centuries. Richard III lost his throne and his life at the Battle of Bosworth in 1485. Recent findings place his death in the Parish of Dadlington and in 2015, Richard's body returned to the village on its journey for re-interment at Leicester Cathedral. The hotel, a converted 19th century farmhouse, is set in its own grounds and is accessed by a tree-lined private driveway. Located on a country road, the premises are highly visible, well signed and enjoy views across open countryside; an idyllic and truly desirable location. Benefiting from private and roadside parking, the business is centrally located for countless tourist attractions and access to many business facilities, and is 10 miles from Bedworth, 3 miles from Hinckley and 20 miles from Coventry. Dadlington is accessed by the A444 and is in close proximity to the M6, M69, M1 and M42 motorways making this a perfect and easily accessible location.



Business History

Online Business Sales are delighted to offer to the market this well established hotel which was established in 1986 and has been in the careful hands of our client since 1989. The only reason this rare opportunity is being offered to the market is due to our clients desire to take well deserved retirement.

Since our clients took ownership of the business they have invested a huge amount of time and money into the business and premises resulting in a delightful establishment with an outstanding reputation. Our client informs us that the annual turnover currently runs at £50,000 with a gross profit of £40,000, which is derived from offering immaculate and comfortable guest accommodation, it is also popular for serving good local food and fine wines, catering for a wide range of tastes, palettes and appetites, offering light snacks, afternoon tea in their bar or lounge or a more formal a la carte dining experience in a welcoming dining room.



With 7 guest rooms, AA accredited for quality and picturesque grounds, it's no wonder the business thrives, catering for private parties and conferences. There is scope to promote the hotel further by way of an advertising campaign which may increase income. The business is owner-operated with 1 part time staff and our client is happy to provide training during the transition period. The business also hosts a well presented website, boasting a wealth of information and an up to date booking system. We feel that this is a superb opportunity and urge early viewing as businesses of this calibre rarely stay on the market for long.

Financial Profile

Turnover: £163,000pa
Gross Profit: £90,000pa
Stock: (Approximately) £2,000

Tenure

We are advised freehold.



Accommodation

The imposing county hotel premises of brick and tile lay is set back with its own driveway and briefly comprising:

MAIN BUILDING -GROUND FLOOR PREMISES

Secured entrance

Reception

Lounge with corner bar area for guests' relaxation

Kitchen – fully fitted and equipped for business

Office

WC

Dining room – feature fireplace

Sitting room – feature fireplace



FIRST FLOOR

2 x double bedrooms en-suite with wifi, TV, tea and coffee facilities

2 x single bedrooms en-suite with wifi, TV, tea and coffee facilities

Two en-suite rooms including the magnificent Pine Room, all with modern amenities. 7 en-suite rooms are at ground level with individual accesses



EXTERNAL

1.5 storey out buildings currently rented out as 5 units

Rear seating area

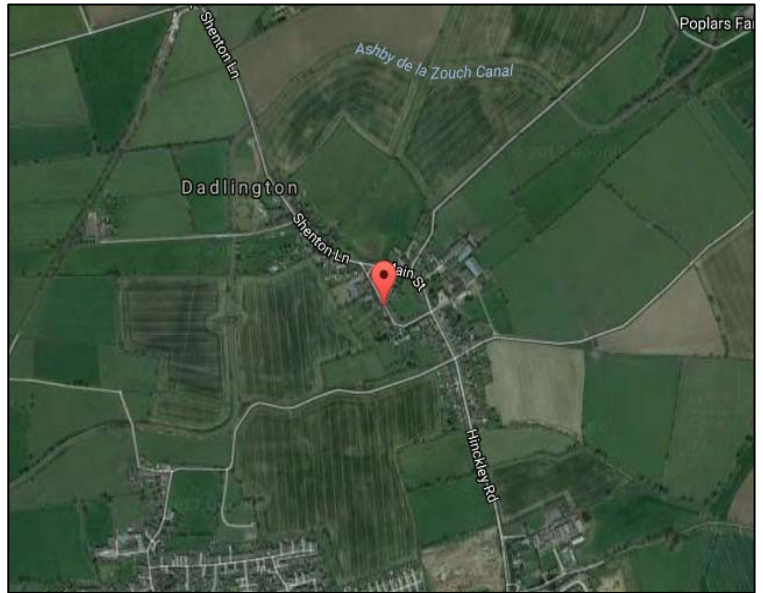
Driveway to front

Private parking for 12 vehicles

Off road parking

Roadside parking





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