



# FOR SALE

Site Area: 0.38 Acres

Saracens Head, Tamworth Road, Corley, Coventry  
West Midlands, CV7 8BP

Freehold public house with living accommodation located on large plot, considered suitable for a variety of different uses STPP.

## Location

Coventry is a major industrial and commercial centre located approximately 18 miles east of Birmingham. The city has a resident population of approximately 300,000. It is strategically positioned in the hub of the UK's motorway network being adjacent to Junctions 2 and 3 of the M6 motorway, which provides rapid links to the M1, M69 and M42 motorways.

The Saracens Head is prominently positioned fronting the B4098 Tamworth Road, close to where it is crossed by the M6 Motorway in the popular village of Corley Ash. The property lies just approximately 1 mile south of Fillongley with the larger towns of Bedworth and Coventry 5 miles and 7 miles distant respectively.

## Description

The subject property comprises an attractive brick built property of three storey construction to the front elevation, extending notably to the rear. There are entrances from the front and from the rear car park, with access to the two well presented trading rooms.

The smaller of the two rooms lies to the right hand side, whilst the much larger room runs the length of the building and is slightly split level. Customers toilets lie towards the rear right hand side with the trade kitchen on the rear left hand side of the property.

There is also private living accommodation extending over the first and second floors, which briefly comprises two double bedrooms, kitchen and shower room on the first floor with a living room / bedroom and further double bedroom with en-suite bathroom on the second floor.

Outside, beyond the main building, there are two separate grass beer gardens lying either side of a surfaced car park for approximately 20 cars and there is also additional storage via a detached double garage.

The property sits on a site of just under 0.38 acres and we consider it to be suitable for a variety of different uses subject to planning permission.

## Price

Offers invited in excess of £275,000 for the freehold with vacant possession.

## Rateable Value

The property is in an area administered by North Warwickshire Borough Council and the current Rateable Value is £14,000 with effect from April 2010. The domestic accommodation is within Band A for council tax purposes.

Prospective purchasers are advised to make their own enquiries of North Warwickshire Borough Council to verify the current rates payable and to establish the position in respect of any appeals/ inheritance of any transitional relief, which may reduce or increase the rating liability.

## EPC

A copy of the EPC is available for inspection.

## Legal Costs

Each side to bear their own legal costs.

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