

SHEPHERD COMMERCIAL

**DETACHED BARN-STYLED
RESTAURANT AND BAR
SERVERY**

TO LET

**Cottage Farm Restaurant, 102 Ilshaw Heath Road, Earlswood,
B94 6DL**

shepcom.com

Consisting of two restaurant areas, kitchen, overspill waiting area and bar.

01564 778890



£45,000 Per Annum

Key Features

- Rural barn-styled restaurant and bar
- Offered as a fully fitted and functioning restaurant
- Licensed from 11:30 am to 12 pm every day.
- Ample car park

Location

Offered on an occupational lease, Cottage Farm Restaurant is located on Ilshaw Heath Road, Earlswood. Backing onto Blythe Valley Business Park and 0.8 miles south of Cheswick Green, the property has excellent access to J4 of the M42.

Benefits from rural scenery, with a 3 minute drive to Earlswood Lakes.

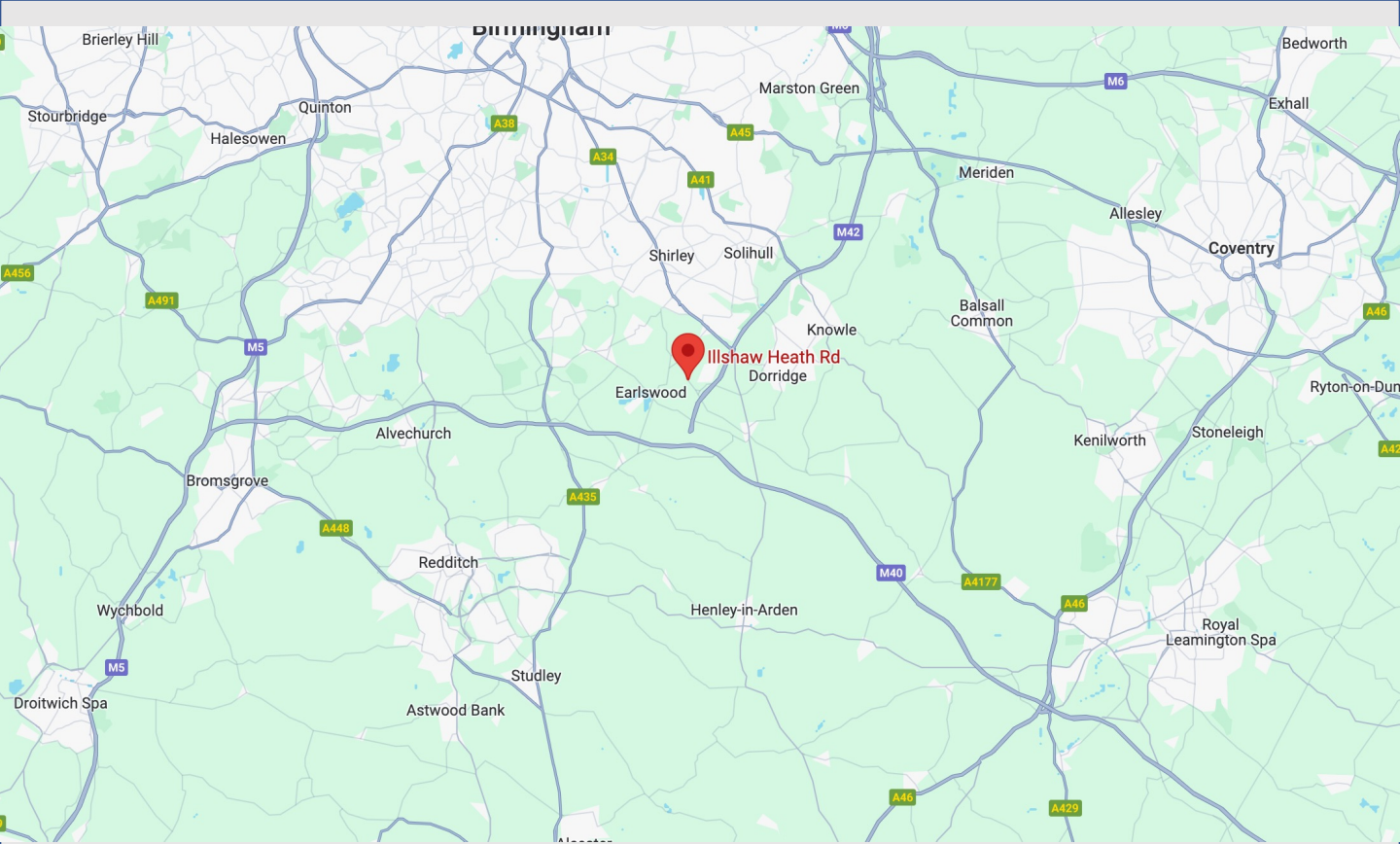
Description

Cottage Farm Restaurant comprises a detached barn building of single storey construction containing a main restaurant, a secondary restaurant and a overspill waiting area and bar servery along with kitchens and W.C.

Cladded in timber panelling, the exterior of the property is lined with garden ornaments dotted around a central patio leading into the restaurant foyer. The foyer itself is surmounted by insulated corrugated roofing with brick built pillars.

Internally, the furnishing is of quality oak and wooden finishes throughout, equipped with lodge styling and art-deco paintings.

Map



Tenure

The property is to be marketed to the leasehold open market for the sum of £45,000 per annum on an occupational lease including the full fixtures and fittings of the premise.

The lease term is to be comprised of a minimum of 3 years with reviews three yearly thereafter.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

