

# THE BLACK HORSE

15 COVENTRY ROAD, MARTON, RUGBY, CV23 9RH

**FREEHOLD PUBLIC HOUSE FOR SALE**



savills

## HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Prominent roadside location
- Property arranged over two levels extending 3,821 ft<sup>2</sup> (355 m<sup>2</sup>)
- Site extending to 1.393 acres (0.56 hectares)
- Spacious accommodation on the first floor
- Development potential (STP)
- Potential for a variety of uses (STP)
- Offers in excess of £425,000 + VAT

## LOCATION

The Black horse is a public house situated in the village of Marton fronting Oxford/Coventry Road (A423), which connects to the A4071. The property is located approximately 8 miles equidistant south of Coventry, west of Rugby, east of Royal Leamington Spa and north of Southam.

The public house commands a prominent position directly fronting the highway, with Marton made up predominantly of detached housing, albeit the immediate vicinity is mixed with some terrace housing, garage adjacent and a large timber merchant opposite.

## DESCRIPTION

The site is generally rectangular in shape and the building has an approximate site coverage of 10% of the overall site area of 1.393 acres (0.56 acres).

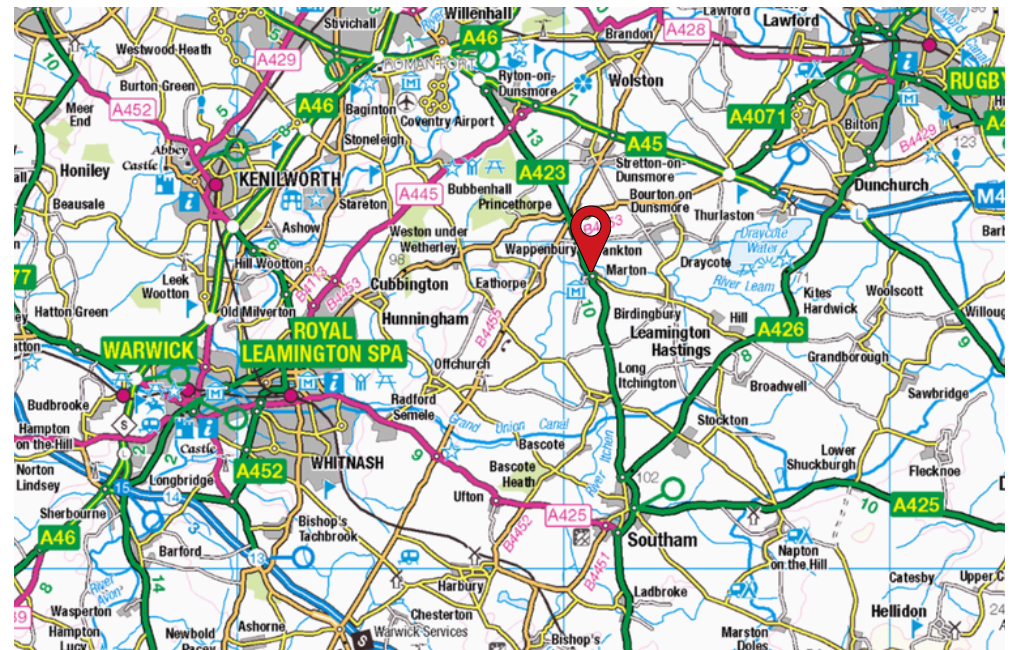
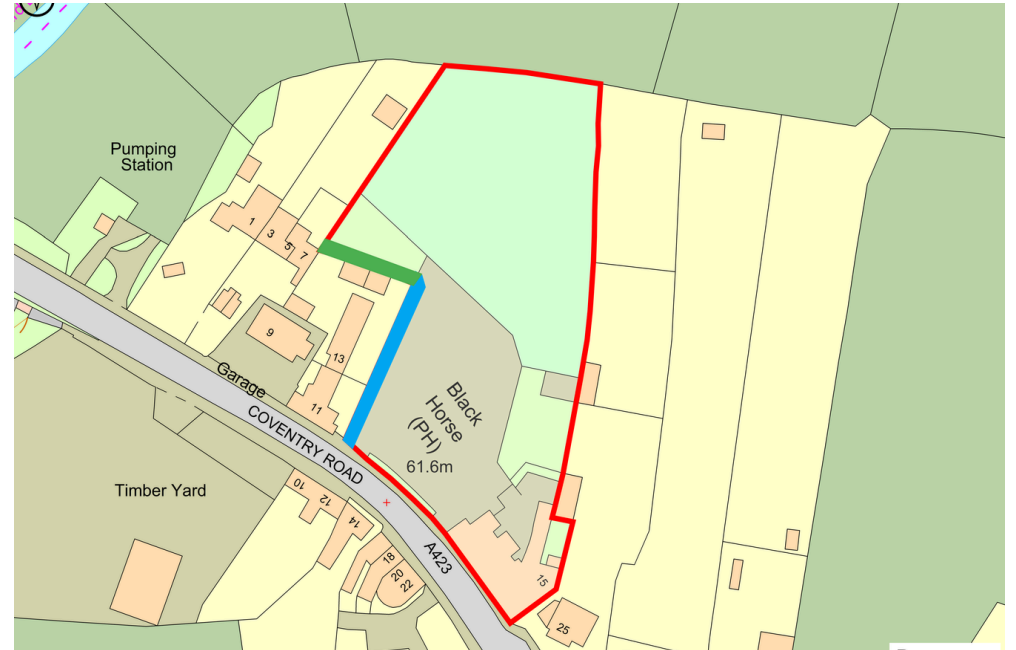
The property is a two storey building arranged over the ground and first floors. The building features painted rendered elevations under a mixed pitched clay tile roof to the south and slate tiles to the north. There are a number of additions to the property which are temporary in form. The building is in need of full renovation.

## LINKS

WHAT 3 WORDS



GOOGLE STREET VIEW



## ACCOMMODATION

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**Ground Floor** The ground floor comprises of a spacious open plan dining area adjacent to the commercial kitchen. Located to the opposite end of the property is a games area including a pool table. To either end of the property includes WC facilities. Ancillary space includes a ground floor cellar.

**First Floor** The first floor comprises of a lounge, four bedrooms, kitchen and bathroom.

**Externally** To the side of the property is a spacious marked tarmac car park with capacity for approximately 50 cars. To the rear is various outbuildings, a lawned trade garden and adjoining field.



## TENURE

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Freehold (SY376779)

## PLANNING

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The site falls under the sui generis pub use class and C3 Self-contained accommodation use class for the uppers. The property is not listed nor in a conservation area, but is situated in a prohibitive flood zone and within the green belt.

## BUSINESS RATES

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2026- £20,500



## VAT

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VAT is applicable at the prevailing rate.

## EPC

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C-72

## TENURE

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Freehold (WK339100) with vacant possession. The site will be sold with vehicular and pedestrian access rights permitted to the adjoining land owners via the blue and green access highlighted on the promap provided.

## TERMS

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Offers in excess of £425,000 + VAT for the freehold interest with vacant possession are invited.

## FIXTURES & FITTINGS

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The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion will be included.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



## VIEWINGS

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All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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