



DOG & HEDGEHOG

2 The Green, Dadlington, Nuneaton, CV13 6BJ

FREEHOLD: £1,500,000 | REF: 5854412

KEY HIGHLIGHTS

- Substantial freehold pub on c. 1 acre plot
- c.150 internal covers and large car park
- Destination Pub with wide local catchment
- Includes 2 Residential cottages
- Additional planning for Shepherd Huts
- 4 Bed Duplex owners accommodation. Energy rating D

LOCATION

The Dog & Hedgehog is location in the village of Dadlington, in the Hinckley & Bosworth District of Leicestershire. The village is situated between Hinckley (6 minutes), Market Bosworth (11 minutes) and Nuneaton (15 minutes) and within a short drive from the M69 and A5.

The village has historic links to the Battle of Bosworth and is stones throw from the Battle of Bosworth Heritage centre. Additional local attractions include Twycross Zoo.

The village itself is a charming rural village with plenty of local character. The pub is directly opposite the 13th century church.



DESCRIPTION

The Dog & Hedgehog is a substantial property, located on the corner of the village green. The 18th century pub sits on a site of approximately one acre, comprising of the large historic public house, two residential cottages, several outbuildings & garages and a four-bedroom duplex apartment above the pub acting as managers accommodation.

The pub is currently closed following the retirement of its long term tenant, where the pub had a long and successful period of trade, renowned for high quality food and excellent hospitality.

INTERNAL DETAILS

The main pub is accessed through one of two entrances, with a street entrance and rear entrance from the car park. The pub boasts plenty of features throughout. The heartbeat of the pub is the large central bar servery with seated bar areas (50 covers) and a snug, with a log fire place. The main restaurant area contains around 70 covers across the ground floor and mezzanine areas. An additional restaurant area contains a further 30 covers.

Customer Toilets and a large commercial kitchen complete the ground floor. The lower ground floor is accessible from the kitchen providing access to the cellar and wash up room. The cellar has street level access from the rear of the pub to aid deliveries.

The upper floors consists of a significant 4-bedroom managers flat.



OWNER'S ACCOMMODATION

The owner's accommodation consists of a spacious four-bedroom duplex apartment located above the pub. It offers direct access to the business and is supported by a staff changing block and garage storage, providing operational flexibility.



OTHER PROPERTY

There are several additional buildings to the rear of the property, with a large garage, staff changing room & various storerooms.

There are 2 residential cottages attached to the side of the pub. Each cottage is a two bedroom property, with ground floor living, kitchen and dining room and a bathroom on the 1st floor. These would act as excellent short stay letting units. Both cottages have enclosed gardens to the rear.

THE OPPORTUNITY

The Dog & Hedgehog is a fantastic opportunity to revive a previously thriving pub & restaurant, to maximise the potential of the building. The pub is set on a large site of nearly 1 acre, and offers enough covers internally (c150 covers), to thrive as a destination venue with a significant local catchment area.

With the planning permission for shepherd huts, two cottages, large managers accommodation and several disused outbuildings, there is significant potential to create a diverse business combining food, drink and accommodation.

FIXTURES & FITTINGS

Fixtures and fittings are included in the sale. A detailed inventory will be provided to interested parties and their solicitors.



EXTERNAL DETAILS

The pub has a large car park for up to 50 vehicles and two beer gardens, which benefits planning permission for the development of shepherd huts. The beer gardens have fantastic countryside views with a south facing aspect overlooking the Ashby Canal.

There are several outbuildings with a further garden area and 2 residential cottages

TRADING HOURS

Closed Pub

BUSINESS RATES

Rateable Value: £67,000.

TENURE

Freehold





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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