



FOR SALE

**PROMINENT VACANT FREEHOLD HOTEL AND WEDDING
VENUE WITH EXCELLENT ASSET MANAGEMENT POTENTIAL**

**THE CASTLE HOTEL
LADY BANK
TAMWORTH
B79 7NB**

HIGHLIGHTS

- LOCATED ADJACENT TO TAMWORTH CASTLE AND THE RIVER ANKER LESS THAN A 5 MINUTE WALK FROM TAMWORTH TOWN CENTRE AND THE ANKERSIDE SHOPPING CENTRE
- 20 ENSUITE BEDROOMS
- 2 CHARACTER WEDDING AND CONFERENCING SUITES WITH ASSOCIATED BARS
- RESTAURANT WITH SEATING FOR APPROX. 80 COVERS AND FULLY FITTED KITCHEN
- BAR WITH INDEPENDENT ACCESS OFF MARKET STREET
- FORMER NIGHTCLUB WITH LAPSED PLANNING CONSENT FOR CHANGE OF USE INTO 2 APARTMENTS
- EXCELLENT ASSET MANAGEMENT AND CHANGE OF USE POTENTIAL S.T.P.
- OFFERS INVITED IN THE ORDER OF £900,000



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WATLING
REAL ESTATE

LOCATION & SITUATION

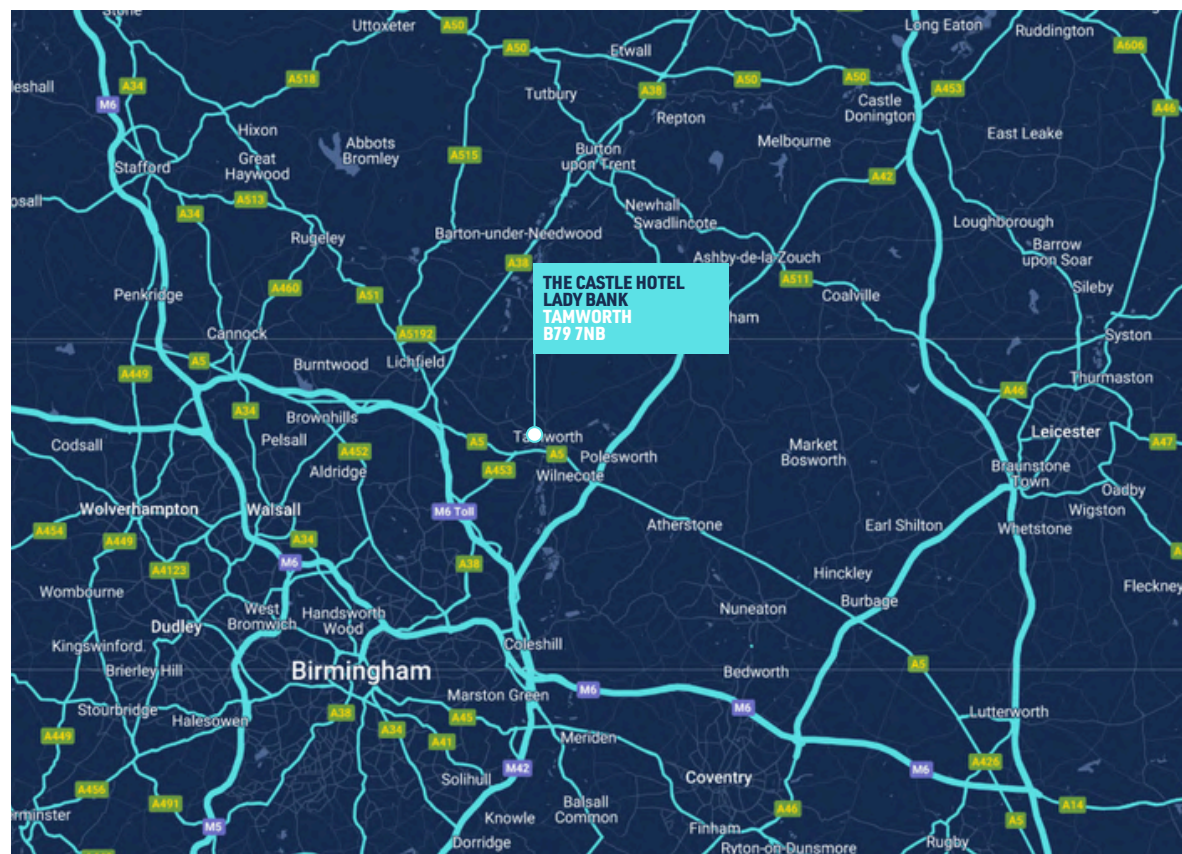
The property is prominently located on the corner of Holloway and Market Street in Tamworth Town Centre. Tamworth is a historic market town and borough in Staffordshire approx. 17 miles north east of Birmingham and 30 miles west of Leicester.

The property is situated immediately adjacent to Tamworth Castle which overlooks the mouth of the River Anker. Tamworth Town Centre, Ankerside Shopping Centre, Tamworth Castle Pleasure Grounds, Ventura Retail Park, SnowDome, and various other tourist, retail and leisure destinations, are all within walking distance of the property.

Tamworth Train Station is a short walk from the property and provides regular services to London Euston, Birmingham New Street, Nottingham, Edinburgh, Cardiff, Crewe and Plymouth. There are various bus routes within close proximity to the property providing regular services throughout Tamworth and wider region.

Tamworth is a popular tourist destination attracting thousands of visitors every year to Tamworth Castle, Tamworth Castle Grounds, Tamworth Town Hall, Tamworth Assembly Rooms, and St. Editha's Church.

Tamworth has a rich history dating back to Anglo-Saxon times and was the capital of the ancient Kingdom of Mercia and the King's main residence. Aethelflaed, Lady of the Mercians and daughter of King Alfred the Great, and her son Athelstan the first King of all England, both originate from Tamworth and attract a significant number of tourists every year to Tamworth Castle and the wider Staffordshire area.



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CONNECTIVITY



By Car



Walking



By Train



PROPERTY

The property comprises a vacant freehold Grade II Listed hotel and wedding venue totalling approx. 20,409 sq. ft. G.I.A.

The property is arranged over lower ground, ground, first and second floor levels and is of varying age and construction, the oldest part dating back to the 17th Century.

The property is predominantly of traditional red brick, timber beam and truss roof construction, with timber and brick flooring. It is surmounted by part-pitched tiled, part-flat bitumen/felt lined roofs, and there is a small covered courtyard to the rear.

At ground floor level the property comprises main reception, bar with independent access off Market Street (formerly 'The Bow Street Runner'), lounge, two character wedding and conferencing suites with associated bars, and WCs.

At lower ground floor level there is a restaurant providing seating for approx. 80 covers, cellar, fully fitted kitchen, laundry room, P&M and stores accessed for loading/deliveries via a gate off Holloway.

There is also a disused former nightclub at lower ground floor level which obtained planning consent in 2022 for change of use into two apartments.

There are 20 ensuite bedrooms over the first and second floors and some have recently been fitted with new bathroom suites.

The property offers excellent asset management potential and a variety of value add income streams.



20 ENSUITE
BEDROOMS



2 WEDDING
SUITES



VARIETY OF
INCOME STREAMS



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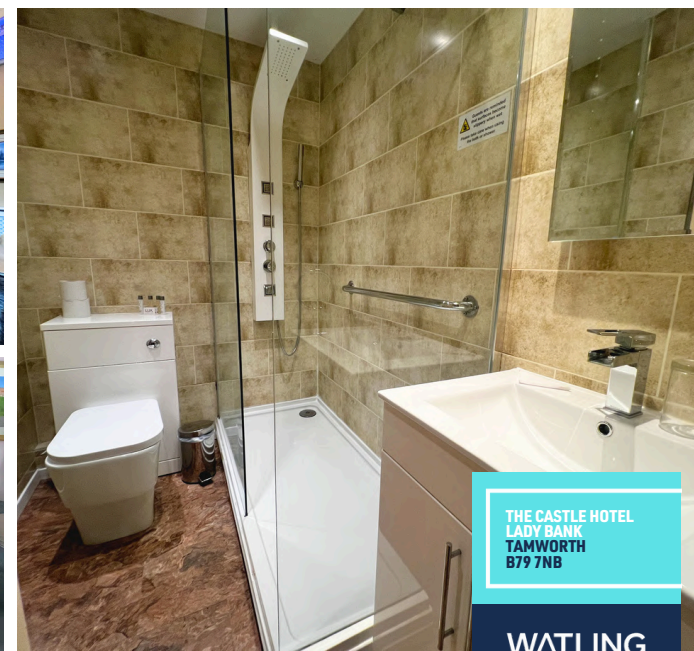
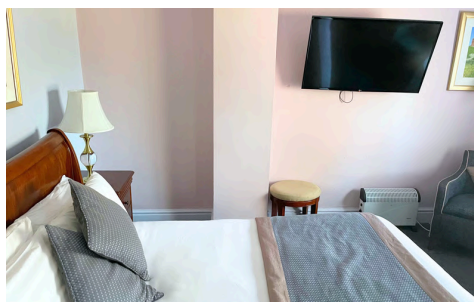
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ACCOMMODATION

The property provides the following approximate gross internal floor areas:

FLOOR	USE	SQ.M.	SQ.FT.
Lower Ground	Restaurant, former nightclub, kitchen, stores, cellar, laundry room, WCs (incl. undercroft)	615.20	6,622
Ground	Reception and offices, bar, lounge, wedding and conferencing suites, WCs	761.60	8,198
First	10 ensuite bedrooms	274.20	2,951
Second	10 ensuite bedrooms	245.10	2,638
TOTAL		1,896.10	20,409

A measured survey of the property and floor plans are available within the Marketing Pack.



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FURTHER INFORMATION

TITLE

Freehold (Title no. SF144124).

Copies of the title documents are included within the Marketing Pack.

PLANNING

We understand the property has planning consent for its existing uses.

We understand the former 'Decadence' nightclub was granted planning consent in 2022 for change of use into two apartments. Further detail is provided below.

0429/2022 (former 'Decadence' nightclub)	Change of use from a drinking establishment (Sui Generis) to residential (C3 class). Conversion of the ground floor into two apartments. Application GRANTED
0430/2022 (Listed consent)	Change of use of a grade II listed building from a drinking establishment (Sui Generis) to residential (C3 class). Conversion of the ground floor into two apartments. Application GRANTED

Interested parties are to rely on their own enquiries with Tamworth Borough Council.

FINANCIAL INFORMATION

The hotel ceased trading on 28 January 2025.

Limited historic trading information is available however certain information has been included within the Marketing Pack.

ASSET MANAGEMENT POTENTIAL

The property offers excellent asset management potential and a variety of income streams via the hotel, bar, restaurant, wedding/conferencing facilities, and conversion of the former nightclub to residential accommodation.

The property also has change of use potential subject to planning, to serviced apartments, Airbnb style accommodation, and traditional residential.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: **£36,700**

Description: **HOTEL AND PREMISES**

Rates Payable (24/25): **£18,313 P.A. (BASED ON 49.9P IN THE £)**

Interested parties are to rely on their own enquiries with Tamworth Borough Council.

EPC

A copy of the EPC is included within the Marketing Pack.

VAT

Prices are quoted exclusive of VAT.

OFFERS

Offers in the order of £900,000 invited for the freehold interest.

COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

SERVICES

We understand that all mains services are connected, but none have been tested. Interested parties are to rely on their own enquiries.

VIEWINGS

By appointment with Watling Real Estate only.

MARKETING PACK

A Marketing Pack with additional information is available upon request.

CONTACTS

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March 2025

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