

CARTWRIGHT HOTEL

1-5 CROUGHTON ROAD
AYNHO | BANBURY
OXFORDSHIRE | OX17 3BE

Cartwright
Hotel

A STYLISH 16TH CENTURY COACHING INN, SITUATED IN AN APPEALING VILLAGE LOCATION

Colliers

HIGHLIGHTS

Lovely hotel is an attractive village

21 en suite bedrooms

Restaurant, Bar and Function Room

Car parking

£1,450,000 FREEHOLD

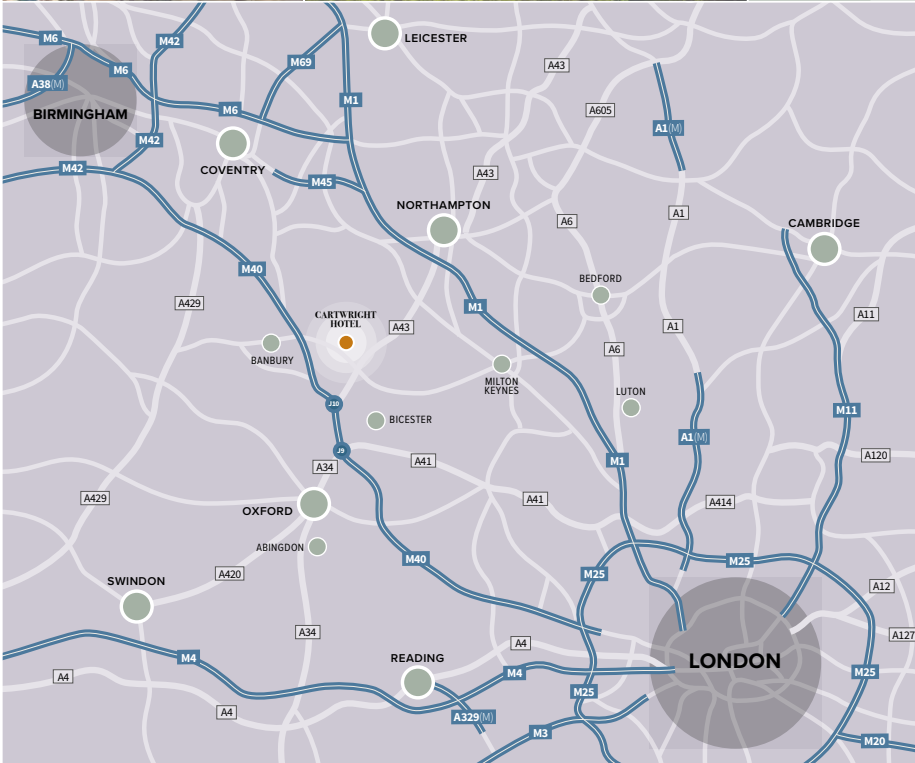


LOCATION

The Cartwright Hotel is a stylish coaching inn that originally dates to the 1600's. It has the warm Cotswold stone walls so redolent of the area and a classic coaching arch leading through to the rear of the building and car parking.

Aynho is an ideal base for exploring the Cotswolds, whilst also well placed to capture local business from this high growth area around the M40 corridor with notable nearby conurbations including Banbury and Bicester. Bicester is rapidly expanding and is home to one of the UK's most successful designer retail outlets, Bicester Village, which attracts around 6,000,000 visitors per annum.

It is estimated that 75% of all Chinese visitors to the UK visit the designer shopping outlet. Opposite the hotel is Aynho Park, a stunning building that has recently opened as the headquarters of RH European Hub, an extraordinary interiors retail showroom, which is drawing many visitors to the town.



The PROPERTY



Originally a house the Cartwright Arms dates from the 17th century with alterations in the following centuries. It is a two story building principally with Cotswold stone elevations beneath a slate covered roof. It is listed Grade 2.

The front of house elements include:

- 21 individually designed en suite bedrooms
- **Apricot Suite:** air-conditioned function/meeting room, with capacity for 50 persons;
- Convivial restaurant with circa 40 covers
- Real Ale Bar with log stove and seating for around 20 persons
- Ladies' and gents' WCs.

Back of house areas include:

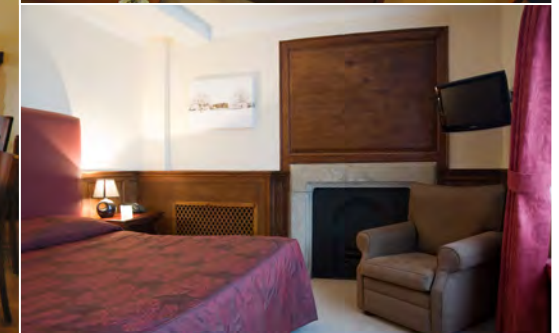
- Well-equipped commercial kitchen
- Manager's office
- 4 staff bedrooms

LETTING BEDROOMS

Comprising a total of 21 en suite letting bedrooms, Double/Twin 20 and one Suite.

TENURE

Freehold.





The BUSINESS

The Cartwright Hotel is an ideal base for exploring the Cotswolds and other attraction in the region which include Bicester Village Shopping (8.5 miles) Blenheim Palace (16 miles), Oxford (22 miles) and Silverstone (14 miles).

Accommodation revenues are augmented by non-resident business, both from local and passing clientele, yet scope still exists to further boost bar and restaurant sales. The hotel is rated as Excellent or Very Good by 88.5% of TripAdvisor reviews.

The trading performance is summarised as follows:

YEAR ENDED MARCH (£000s)	2020	2022	2023	2024 (FORECAST)
Net Revenue	716	509	596	715
Net Profit	147	119	42	135

Detailed trading information including monthly management accounts, key performance indicators and departmental revenue splits can be obtained, generally after a viewing.

Further DETAILS

PRICE

£1.45m for the freehold, complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

ALSO AVAILABLE

The Cartwright's sister hotel, **The Deddington Arms**, which is 3.5 miles to the east is also available this at a guide price of £1.95m. The Cartwright Hotel and Deddington Arms can be purchased together as a share sale of Oxfordshire Hotels Ltd.

FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view **must** be made through the vendors' agents who are acting with sole selling rights. Please make no direct approach to the hotel.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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