

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

For Sale

The Inn At Emmington, Sydenham Road, Emmington, OX39 4LD



Character Inn Investment With 35 Cover Bar / Restaurant, Manager's Flat, 7 Letting Rooms, Trade Garden And Large Car Park.

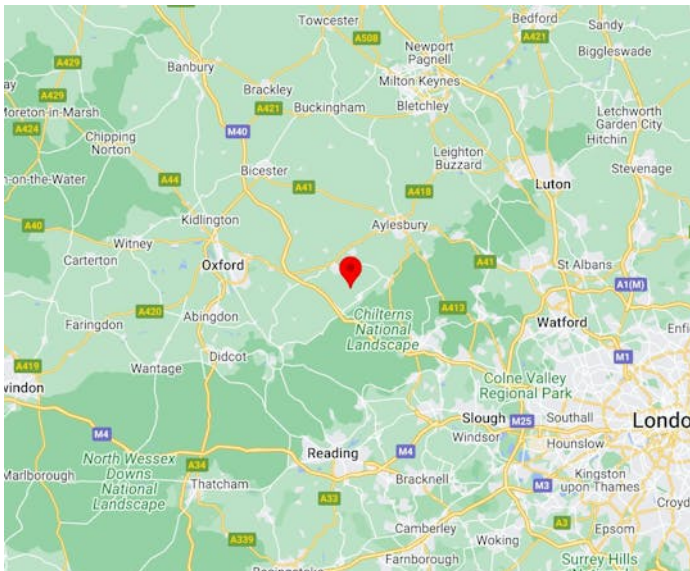
Size: 3,526 Sq Ft

Price: Price On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Character Inn, restaurant & rooms
- 7 letting rooms, PP for 4 more, 2 bed manager's flat
- Attractive trade garden with covered seating area & parking for 43 cars
- Lease expiry January 2030
- Planning permission for 4 bed extension

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property enjoys a prominent location on the crossroads at Emmington, close to the well-regarded village of Sydenham, and only 4 miles from Thame, 1 mile from Chinnor and 6 miles from Junction 6 of the M40 Motorway.

Description

The property comprises a character detached Inn with Bar, Served, Restaurant with 35 covers, Beer Store, commercial Kitchen, external Store, male and female WCs. At first floor is a Manager's Flat comprising 2 Double Bedrooms, Living Room, Kitchen and 2 Bath / Shower Rooms .

Adjoining the original inn building is a later Extension comprising 7 Double En-suite Letting Rooms and Store-room. There is vehicular access to a parking area beside the property with Garage and Store-room/s beyond.

The Inn has an attractive west-facing trade Garden including a large covered Seating Area. Directly opposite and included within the property is a large car park with capacity for approximately 43 cars.

Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value for the whole is as follows:

Rateable value: £10,750

Rates payable: £5,869.50 (2024-2025)

Terms

The freehold is available, price on application.

Lease: The entire property is subject to a lease of 7 years from January 2023.

Rent: Details on request.

Viewings

Strictly by appointment via Fields.

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