

# THE INN AT EMMINGTON

Sydenham Road | Sydenham | Chinnor | OX39 4LD



**UNIQUE INVESTMENT OPPORTUNITY**  
Existing Business Unaffected

**FIELDS**  
COMMERCIAL

Chartered Surveyors

**THE INN AT EMMINGTON  
SYDENHAM ROAD  
SYDENHAM  
CHINNOR**

Oxfordshire | OX39 4LD

**An excellent opportunity to acquire a traditional countryside inn investment with planning permission for additional rooms.**

**The Inn features a traditional bar / restaurant, kitchen, WCs, 2-bedroom manager's flat, 7 guest letting rooms, pub garden and large car park.**

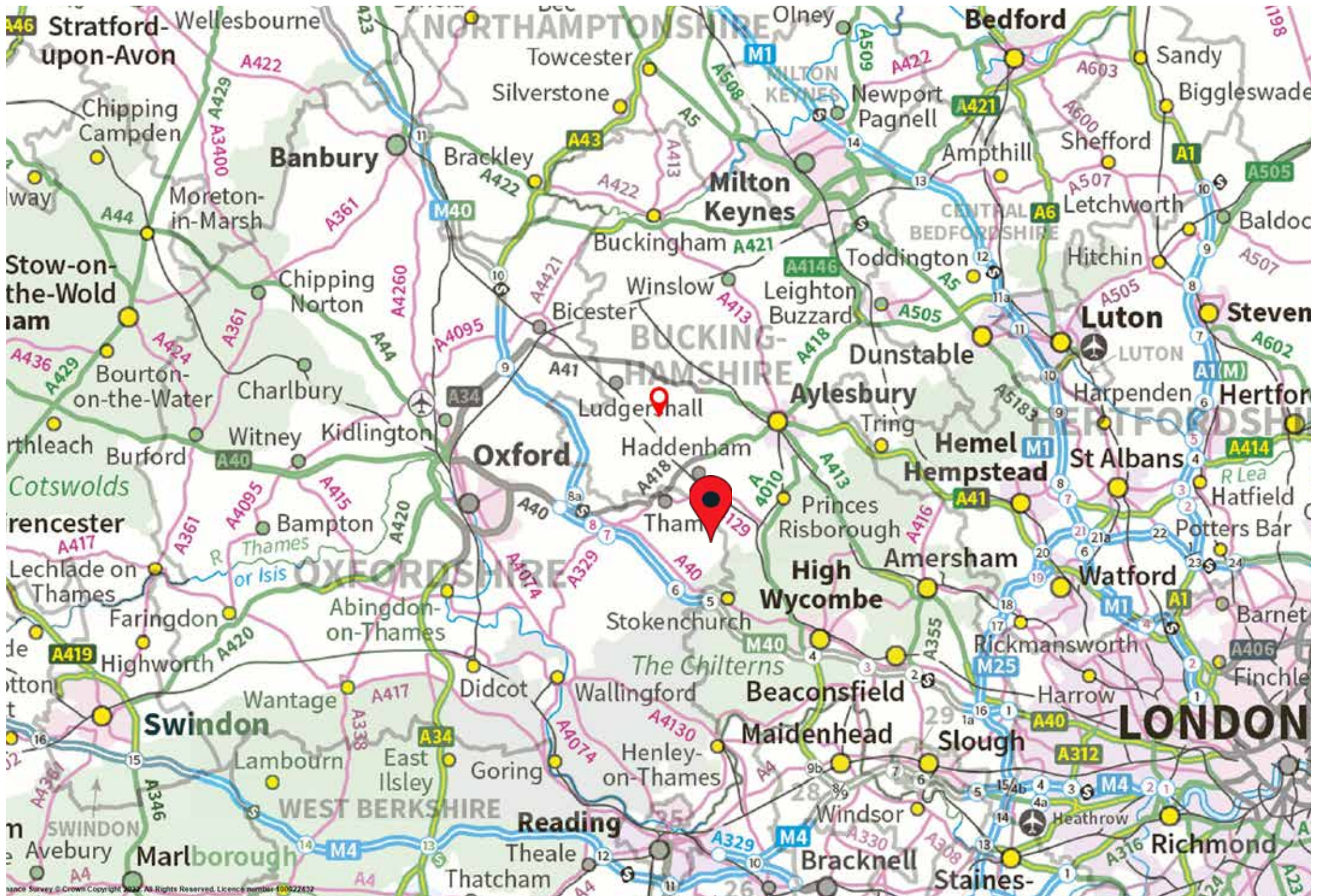
**Planning Permission has been granted for the erection of a two-storey extension and single storey extension providing four extra guest rooms.**

**Freehold site totalling approximately 0.55 acres  
(0.22 hectares)**

**Proposal**

**Offers are invited for the Freehold interest.**







### **Location**

The Inn at Emmington is located in a prominent position on the corner of Thame Road and Sydenham Road, approximately 1 mile north of Chinnor, 0.4 miles east of the highly regarded village of Sydenham, and 4 miles south east of Thame.

Both the pub and the car park (pictured) are accessed off Sydenham Road, with the pub sitting on the north side and the car park on the south.

Chinnor is a large village and civil parish in South Oxfordshire close to the border with Buckinghamshire. Further afield, Aylesbury is located approximately 12.6 miles to the north-east and the City of Oxford is 23 miles away.



## Description

The property comprises a detached inn with bar, restaurant with 35 covers, beer store, commercial kitchen, external store, male and female WCs.

On the first floor is a managers' flat comprising 2 double bedrooms, living room, kitchen, and 2 bath/shower rooms. This was previously 3 letting rooms.

Adjoining the original inn building is a later extension comprising 7 double en-suite letting rooms, entrance hall and storeroom. The rooms are split over the ground and first floors.

There is a driveway to the side of the property with vehicular access to a parking area with garage and storerooms beyond. This is the area of the proposed extension.

The inn has an attractive west facing 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.

The entire site measures approximately 0.55 acres (0.22 Ha).



## Accommodation

### Ground Floor

Kitchen | Bar Area | Restaurant | Cellar | Store Room | WC's

### First Floor

Living Room | Two Bedrooms | Two Bathrooms | Kitchen





## Accommodation (cont'd)

### Guest Rooms

7 double ensuite letting rooms

### Externally

The Inn benefits from a good size west facing trade garden with external seating and mature borders.

### Accommodation Schedule

Description	Floor Area Sq M	Floor Area Sq Ft
The Inn		
<b>Ground Floor Approx.</b>	<b>128.6</b>	<b>1384</b>
<b>Total</b>		
Managers Flat		
<b>Flat Approx.</b>	<b>58.9</b>	<b>634</b>
<b>Total</b>	<b>187.5</b>	<b>2018</b>
Guest Rooms		
<b>Guest Rooms Approx</b>	<b>140.1</b>	<b>1508</b>
<b>Total</b>	<b>327.6</b>	<b>3526</b>





## Lease

The entire property is subject to a lease:

Lease:	FRI lease dated 13th April 2023
Tenant:	DSM Hospitality Limited
Term:	7 years from 21st January 2023
Break:	Tenant only on the 21st January 2026
Rent:	£64,962.24 per annum Reviewed rent notice served at £68,153.56
Rent payable:	Monthly in advance
Rent Review:	Each anniversary of the lease, Index linked & 3 yearly to Market Rent
L&T Act:	Tenant not protected

## Tenant Covenant & Trade rade

DSM Hospitality Limited, company number 10666302.

For further details please contact Fields.

We do not have details of the trading history, however we can advise that the Inn has traded continuously for the past 20 years whilst in our client's ownership, and successfully whilst operated by our clients.

## Rent Payment History

All rental payments have been made on a timely basis and are up to date.

## Planning

Under the current Use Class Order the Use Class is Sui Generis

## Alternative Use

The property is currently subject to an occupational tenancy, however should the property become vacant in the future, there may be scope for alternative uses subject to the grant of planning permission.

As the property is classified as a Sui Generis use class, planning permission would be required for a change of use to a different use class.

## Planning History

Planning Permission has been granted for the erection of a two-storey extension and single storey extension providing four extra guest rooms. Planning reference number:

P13/S1431/FUL.

## Planning Designation

The site is not located within the Green Belt, AONB or Conservation Area. None of the buildings are listed.

### **Highways, Works and Utilities**

#### **Electricity, Gas and Broadband**

The property has mains electricity, gas, water, drainage and telecoms.

#### **Wayleaves, Easements and Rights of Way**

We are not aware of the presence of any wayleaves, easements or rights of way.

#### **Boundaries**

The proposed boundaries are shown on the attached plans.

#### **Flooding**

The land is located within Flood Zone 3.

#### **Tenure**

Freehold

#### **EPC**

Applied for.

#### **VAT**

VAT is not applicable.

## Proposal

Offers are invited for the Freehold interest, subject to contract.

The seller is not obliged to accept the highest or any offer.

## Viewing

Strictly via Fields Commercial 01844 261 121.

Please address any queries to Fields, under no circumstances should the publican or staff be approached thank you.

Nick Johnson  
Telephone: 07857 823 188  
Email: [nick@fields-property.co.uk](mailto:nick@fields-property.co.uk)

James Holifield  
Telephone: 07786 464 318  
Email: [james@fields-property.co.uk](mailto:james@fields-property.co.uk)

Tom Horgan  
Telephone: 07522 452 399  
Email: [tom@fields-property.co.uk](mailto:tom@fields-property.co.uk)



chartered surveyors

### Fields Commercial

The Old Saracen's Head  
7 Buttermarket  
Thame  
Oxfordshire  
OX9 3EW  
**T:** +44 (0)1844 261 121  
**E:** [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)  
**[www.fields-property.co.uk](http://www.fields-property.co.uk)**



### Nick Johnson

**T:** +44 (0)7857 823 188  
**E:** [nick@fields-property.co.uk](mailto:nick@fields-property.co.uk)