

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# For Sale

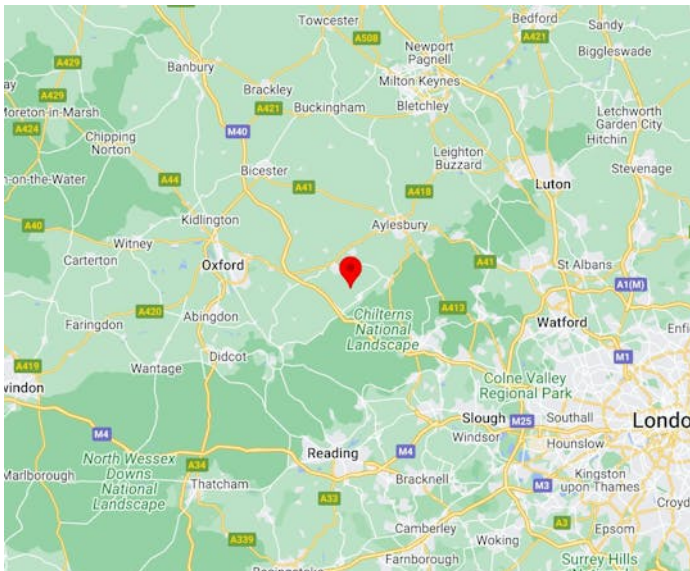
**The Inn At Emmington, Sydenham Road, Emmington, OX39 4LD**



**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**



## 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.

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

## Viewings

Strictly by appointment via Fields.

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

**FIELDS**

commercial property  
land and new homes



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.  
Generated on 02/08/2024





Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)



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.  
Generated on 02/08/2024

