

**FOR SALE** FREEHOLD PUBLIC HOUSE WITH VACANT POSSESSION

# THE NEWLANDS INN

45-47 Newland Street, Eynsham, Oxfordshire, OX29 4LD



## Key Highlights

- Traditional character Grade II listed public house
- Located in an affluent village west of Oxford
- Ground floor bar seats approximately 32 customers in two sections
- External customer areas to rear and front
- Includes four bedroom living accommodation over two floors
- Freehold Offers Invited

SAVILLS SOUTHAMPTON  
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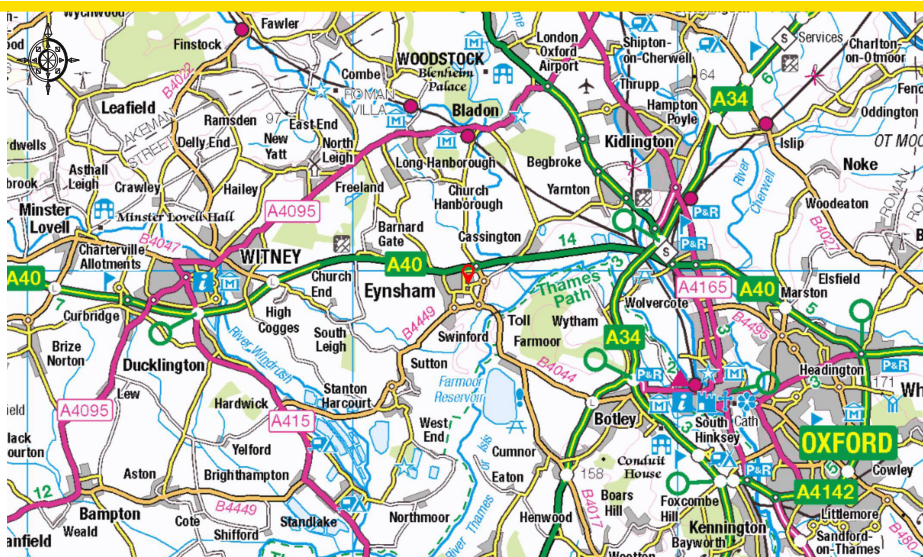
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## Location

The Newlands Inn is located in the village of Eynsham approximately 6 miles north west of Oxford and 0.6 miles south of the main A40 which links London (via the M40) and the Cotswolds. Eynsham is one of the largest communities in West Oxfordshire with a population of 4,650 (2011 Census). The Newlands Inn is situated just north of the village High Street in an attractive location comprising mainly residential properties.

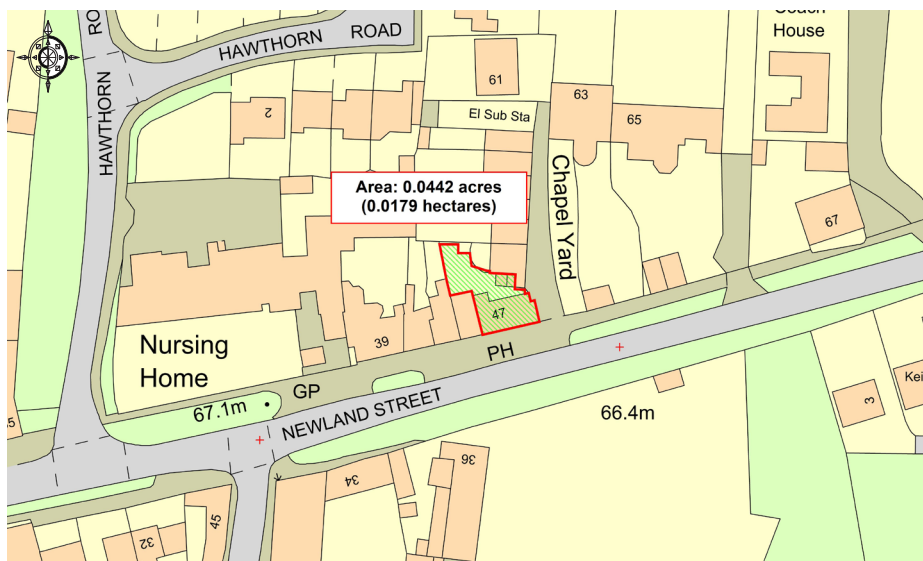


## Description

The Newlands Inn is arranged over basement, ground, first and attic floors and occupies an end of terrace location. The property is of stone construction under a pitched tile roof.

## Internal Description

The ground floor comprises a two-section open plan customer area with a bar servery with seating for approximately 32. Character features include flagstone floor, low beam ceiling and two fireplaces. Ancillary space includes a trade kitchen, small wash-up area and one set of customer WCs to the rear with a basement cellar. Located externally is an outbuilding containing a second set of customer WCs.



## Living Accommodation

At first floor are two bedrooms, reception and kitchen. At second floor attic level are two further bedrooms, each benefit from separate stairwell access.

FLOOR	SQ FT	SQ M
Ground	1,152	107
First	775	72
Second/Attic	775	72
<b>Total gross internal area</b>	<b>2,702</b>	<b>251</b>



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## External Areas

Located to the rear of the property is a small enclosed courtyard which can accommodate approximately 24 customers. Further customer seating for 18 is situated on the grass verge opposite the property (across Newlands Street). We understand this area is held on a long standing informal agreement. A car-park to the front of the property accommodates 6 vehicles. Unrestricted parking is available on the surrounding roads.

## Tenure & Price

Freehold: Offers are invited for the benefit of the freehold with vacant possession upon completion.

Stamp Duty Land Tax and VAT will be applicable.

## Planning & Legislation

The property is Grade II listed and located in the Eynsham Conservation Area. We understand the property benefits from Sui Generis Use (public house).

## Licensing

The property benefits from a premises licence allowing the sale of alcohol and other activities.

## Rating

The property is listed on the 2017 Rating records with a Rateable Value of £6,500. The standard multiplier is £0.499 (small business rates relief may be applicable).

## Fixtures & Fittings

All fixtures and fittings will be included. There is no stock to transfer.

## Services

All main services are connected. Please note the property does not benefit from a central heating system.

## Energy Performance Certificate

Pending.

## Viewing

The business is currently closed to trade. Viewings can be arranged strictly by appointment through Savills Licensed Leisure.

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## Contact

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