

FOR SALE FREEHOLD PUBLIC HOUSE PRICE REDUCED £350,000

# THE BELL INN

Manor Road, Great Bourton, Banbury, Oxfordshire, OX17 1QP



## Key Highlights

- Character detached public house in Oxfordshire village near Cropedy & Banbury
- Overall approximate GIA of 214M2 (2,303 FT2)
- Occupies a plot of approximately 0.27 acres with garden and car-park
- Possible development opportunity (subject to consents)
- 2-bed living accommodation with adjacent outbuilding (scope to develop income stream)
- Fixtures and fittings available by negotiation
- Parties considering a lease option should enquire and register interest
- Freehold price reduced to £350,000

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## Location

Great Bourton and Little Bourton comprise the Bourtons Parish situated high in the Cherwell Valley approximately 3 miles north of Banbury, 21 miles south-east of Stratford-Upon-Avon and 29 miles north of Oxford. The villages benefit from good road access to London, Oxford and Birmingham via the M40 (J11) and Banbury (J12). Soho Farmhouse is 15 miles south-east.

The village comprises mainly residential property and is opposite All Saints church with the larger village of Cropredy, which benefits from a school, retailers and other amenities on the River Cherwell 1.0 mile to the north-east. The area is administered by Cherwell District Council.

## Description

The Bell Inn is a two storey detached property of brick construction beneath a pitched tiled roof with a single storey extension to the rear. Located to the front is a semi-detached outbuilding (which is currently outside the Title and in the process of being brought in). The property benefits from an enclosed trade garden and gravel car park to the rear. The plot is approximately 0.27 acres.

## Accommodation

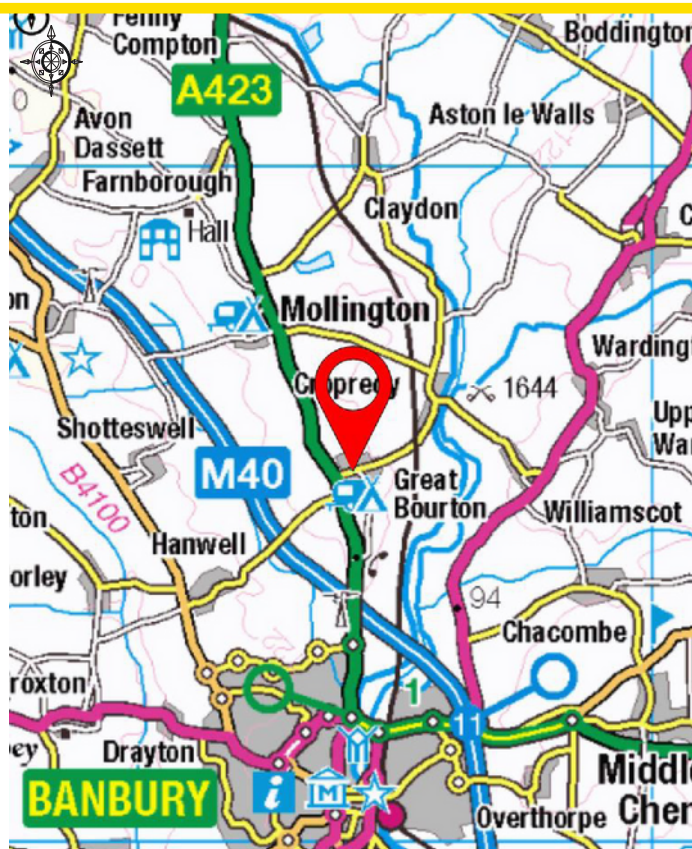
The ground floor has entranceways from two frontages leading to a broadly open plan customer area. Features include a bar servery area with a variety of customer seating for 42 (with scope for more with changed configuration). Ancillary space includes a trade kitchen/preparation area, two customer WCs and cellar. Living accommodation at first floor level is accessible via an internal stairwell and provides a single and double bedroom, reception and bathroom.

The following are approximate Gross Internal Areas:

FLOOR	M2	FT2
Ground	126	1,356
First	56	603
Outbuilding	32	344
<b>Total</b>	<b>214</b>	<b>2,303</b>

## External Areas

The open plan outbuilding is currently used for storage and may present an opportunity for conversion (subject to necessary consents). External customer areas arranged over two tiers and situated to the side and rear behind a low boundary. There is scope to accommodate in excess of the current 36 bench seats. The gravel car park provides approximately 16 vehicle spaces.



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## Tenure & Price

Freehold. Offers in the order of £350,000 are invited for the benefit of the freehold with vacant possession upon completion. Parties considering a lease option should enquire and register interest.

## VAT

We understand VAT will be applicable.

## Business Rates

The property is entered on the Rating List with a Rateable Value of £3,500. Please refer to the VOA for details on small business rates relief.

## Services

A gas tank is located in the car park. We understand all other mains services are connected.

## Planning

The building is not listed nor located in a conservation area. We understand the properties benefit from Sui Generis (public house) and part C3 (residential) uses.

## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Sunday - Thursday 10:00 - 00:00
- Friday and Saturday 10:00 - 02:00
- Opening hours permitted daily from 08:00.

## Fixtures & Fittings

Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion may be acquired by negotiation. Any branded or leased items and any items owned by third parties may be excluded.

## Energy Performance Rating

C-73.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## Viewing

The property is closed. All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## Contact

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