

Bullnose Morris

Watlington Road, Oxford, OX4 6SS

LONG LEASEHOLD - ALL ENQUIRIES



- Large roadside plot of 0.73 of an acre

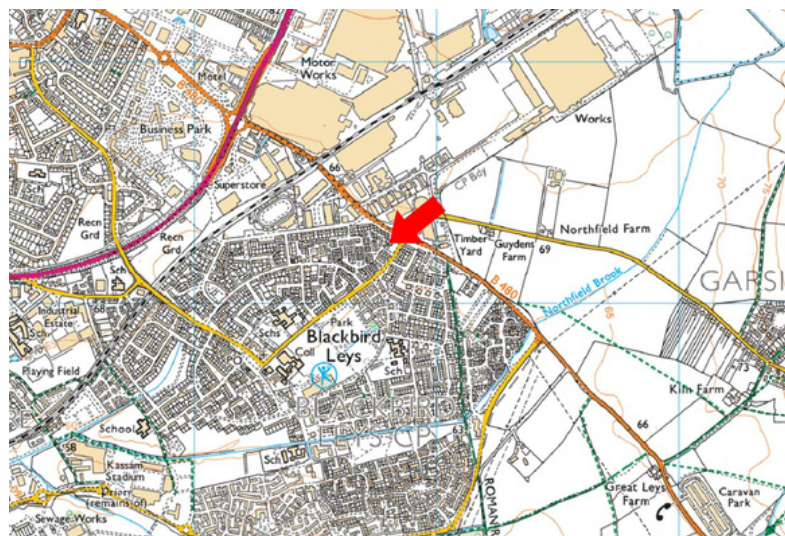
- Outside trade patio

- Circa 50 car parking spaces

- Daily passing traffic approximately 16 – 19,000 daily movements

- Alternative use potential subject to obtaining the necessary planning permissions and Landlord approval





Location

The property is located in Oxford and is situated on the corner of the busy (around 16 - 19,000 daily vehicular movements) Watlington Road. It lies approximately 3 miles south east of Oxford city centre and railway station. Oxford United Football Club and the Ozone Leisure Park is situated less than a mile south west from the Bullnose Morris. Oxford Railway Station is 5 miles distant to the north with trains running to London Paddington and Marylebone in under 52 minutes. The Oxford Tube runs every 12 minutes with a journey time of circa 1 hour and 40 minutes into central London. The main surrounding area comprises residential dwellings with a mix of retail and commercial properties including operators such as Lidl, Halfords, Enterprise and others.

Description

The property is a detached single storey purpose built property with two storey extension to the rear.

The pub is arranged over ground and first floors. The ground floor trading area comprises; a central servery with restaurant area and a good sized commercial kitchen.

Ancillary area includes; a ground floor cold beer store, customer W/C's, office and staff accommodation which comprises a dinning room, kitchen, lounge, toilet and bathroom.

The first floor at the rear comprises; three double bedrooms and a family bathroom.

Externally the property benefits from a front trade area and a car park to the side and rear for approximately 50 vehicles.

Terms

All Enquiries for the long leasehold interest.

Tenure

The property is held by way of a 99-year lease with effect from March 1966 (42 years unexpired). The Landlord is Oxford City Council. A copy can be provided to seriously interested parties.

Services

We are advised that the property is connected to all mains services.

Fixtures and Fittings

No fixtures and fittings will be included in the letting unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

VAT

VAT will be applicable.

Asset of Community Value

The property is listed as an Asset of Community Value.

Planning

From informal enquiry of the Oxford City Council it has been established that the property is neither listed nor situated within a Conservation Area.

Rating Assessment

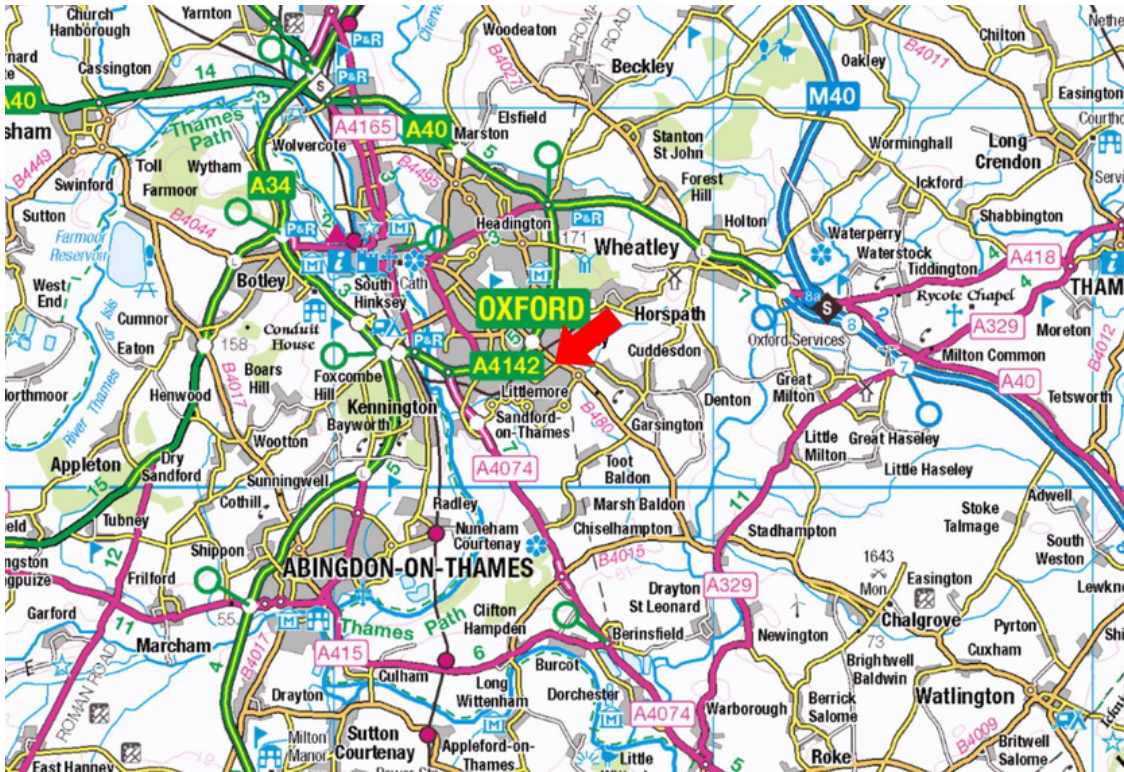
The property is listed as a public house and premises and has a rateable value of £33,000 with effect from April 2023.

Viewings

The property is currently closed and all viewings must be arranged through the sole selling agents Savills.

Money Laundering

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



CONTACT

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MONTH YEAR