



The Narrows of Faringdon

Ref: 3451476

18 Market Place, Faringdon, SN7 7HP

Freehold: £399,950

Centrally located in the historic market town

Period building with lots of character

Modern trading area decor

Three bed flat above with separate entrance

Planning permission granted to extend

High gross margin operation. Energy rating exempt



The Narrows is a fantastic cocktail and wine bar, that has been cleverly extended and completely modernised in the current owners tenure. It offers a wonderful turn key business in the middle of a thriving and affluent market town.

The bar offers a range of different and private seating areas offering covers of up to approximately 50 customers.

There is a separate owners accommodation above, offering three bedrooms, living room, kitchen and bathroom.



Location

Faringdon is a historic market town in the Vale of White Horse, Oxfordshire. Faringdon has expanded in recent years but still preserves its enviable Oxfordshire country town character.

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant from Swindon and Oxford on the A420 which leads to the A34, M40 and M4.

Internal Details

Enter the building from the street via a central door into the main bar area. Having been fully modernised in recent years, there is fitted bench sitting and a focal bar, to fully maximise the theatre of cocktail making. There are further seating to the side and in front of the bar.

Walking to the rear of the building which the current owners have extended there are further more private seating areas, benefitting again from the modern finish and feature finishes.

There are two customer toilets to the rear and access to a dry store downstairs with a further storage space upstairs.

Owner's Accommodation

There is a well sized flat above the business, benefitting from its own entrance and offering three bedrooms, a living room, kitchen and bathroom. The flat to the front overlooks the central market place and the character buildings that it surrounds.

Fixtures & Fittings

All trade fixtures and fittings, we understand, are to be included in the sale. A full inventory will be provided as required.

Trading Information

A full set of trading accounts can be supplied to seriously interested parties.

Trading Hours

Opening Hours:

Monday to Thursday 4pm -12am
Friday 4pm–2am
Saturday 2pm–2am
Sunday 2pm–12am

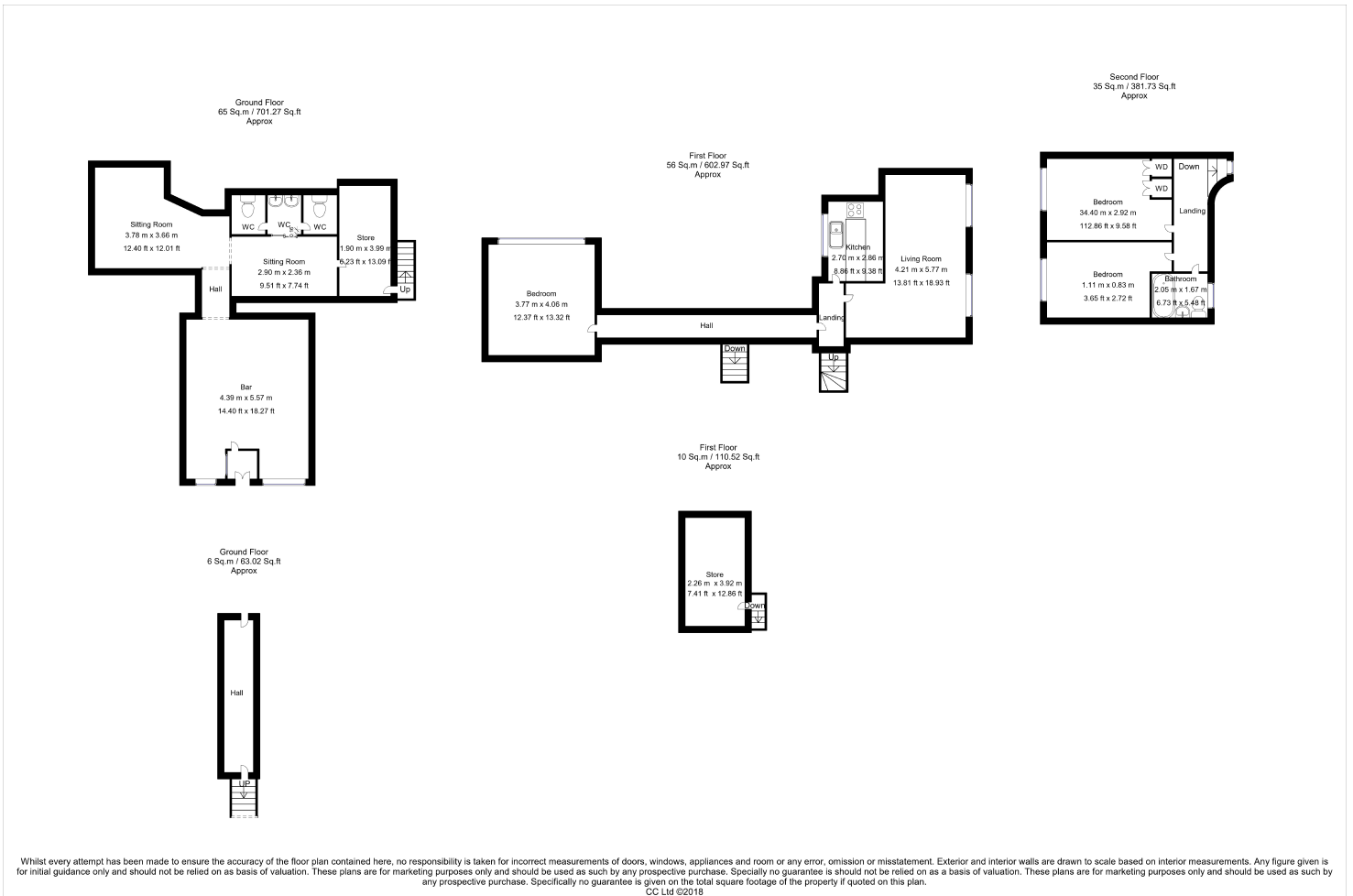
The Opportunity

The current owner has created a wonderful and modern business which is well supported locally and from further afield.

There is however scope to increase the opening hours and to offer a food offering to further promote revenue.

There is also significant scope to add to the building in the form of development, subject to the correct permissions and consents.

Currently in place there is planning permission granted to convert and extend the maisonette into two separate flats.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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