



Whistlers

Ref: 3867955

9 Middle Row, Chipping Norton, Oxfordshire, OX7 5NH

Freehold: £575,000

Flexible, two level restaurant

70 covers inside, 28 outside at front

Three bedrooms owners accommodation

Rarely available freehold in affluent area

Well supported by local community

Excellent investment opportunity





Description

An independently run bar and restaurant with a relaxed atmosphere in the heart of the town. There are covers on the ground floor with further room at basement level, suitable for busy days and private functions.

The property is full of character and is a flexible space that could be adapted to a range of styles, depending on the preference for the new owner. Above the restaurant is a comfortable three bedroom owners accommodation.

Location

Whistlers is situated in the picturesque market town of Chipping Norton, centrally located within the Cotswolds. This thriving hub boasts a lively town centre full with an assortment of shops, bars, restaurants, a cinema, and a theatre, catering to both local residents and the multitude of annual visitors.

Enhancing its accessibility, Chipping Norton enjoys direct connectivity to London via a swift train service from nearby Kingham, a mere 10 minutes away. This convenient transportation link ensures a continuous influx of visitors from the capital.

Internal Details

Ground floor - restaurant seating for 36 covers, a bar and office area.
Commercial kitchen with professional equipment and separate wash up on the first floor.

Basement level - 32 additional covers and toilets
First floor - three bedrooms owners accommodation





External Details

There are 28 additional covers at the front of the property providing an appealing frontage that draws in passing trade.

The Opportunity

Rarely do high street properties become available in the heart of Chipping Norton, the current owners have built up a successful business but are now emigrating back to Australia.

A new operator now has the opportunity to continue the current restaurant or could establish a new style of operation appealing to the affluent local community, who would welcome a new offering to the town.

Owner's Accommodation

Comprises of three bedrooms, a lounge, kitchen and bathroom. Lots of character and ideal for an owner-operator.

Fixtures & Fittings

Commercial fixtures and fittings included in the sale price.



Trading Information

The current owners close the restaurant from Sunday to Tuesday allowing a new owner to increase turnover with increased opening hours. Account information can be made available to interested parties following a call with the agent.

Business Rates

Rateable value of £15,500 (payable is c.half of this)



Trading Hours

Closed Sun, Mon & Tue. Open for the remainder of the week.

Regulatory

Premises licence



Middle Row, Chipping Norton, OX7

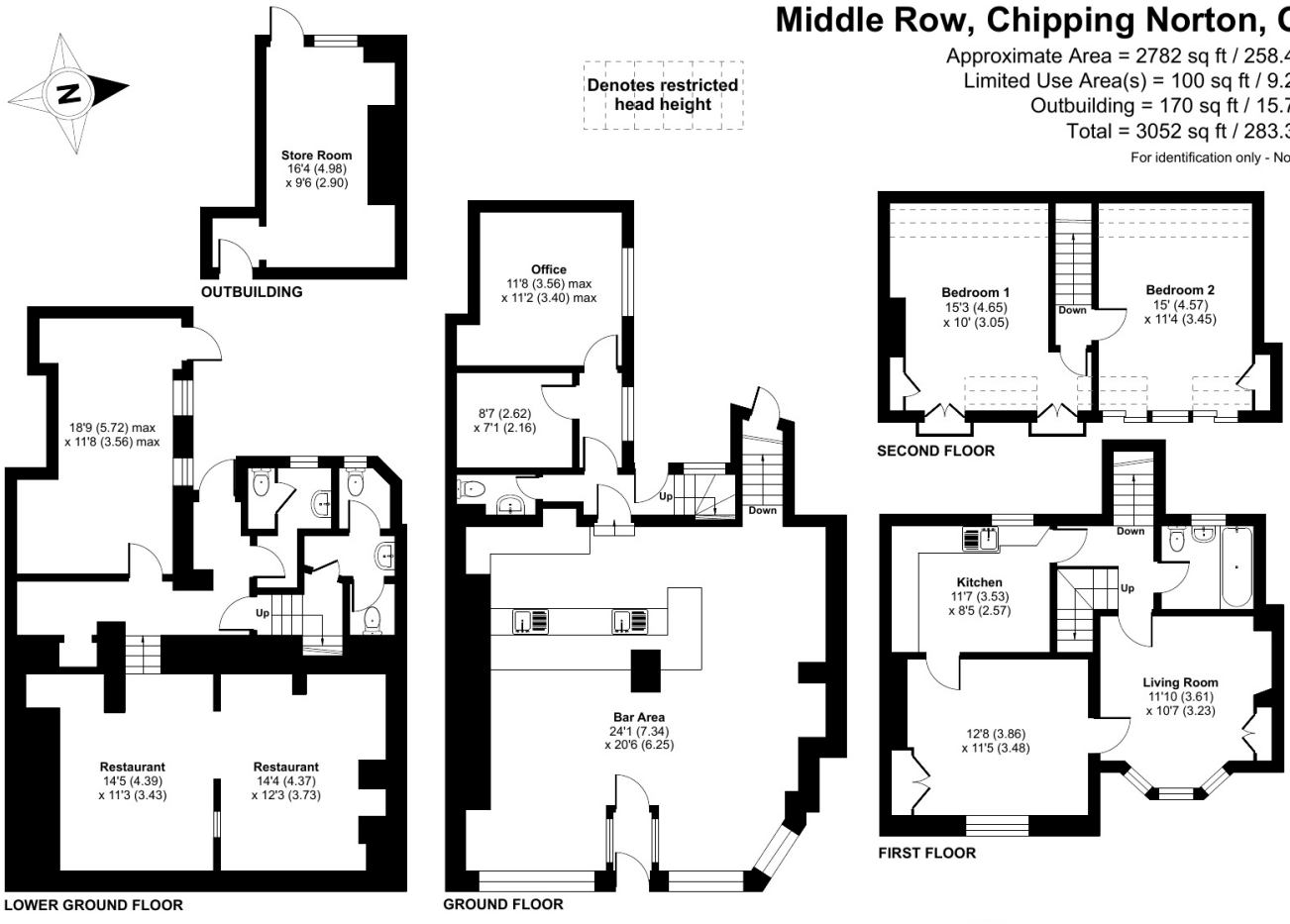
Approximate Area = 2782 sq ft / 258.4 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Outbuilding = 170 sq ft / 15.7 sq m

Total = 3052 sq ft / 283.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Christie Owen & Davies Plc. REF: 1110385



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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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Reading

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