



The Lamb

Ref: 3858269

Steep Hill, Crawley, Witney, OX29 9TW

Freehold: £695,000

Popular Pub/Restaurant in affluent area

Bar (20) Restaurant (60)

Two apartments above - 3 bed & 2 bed

Large trade terrace (50) and lawned garden 30

Annual t/o £925k net (4.5 days a week)

5* Tripadvisor rating, ample parking. EPC C



Description

A two storey, brick and stone built property set in its own grounds. The property dates back to the 18th century and has remained at the heart of the village ever since. With a large internal trade space over several dining areas and a welcoming main bar, the property has ample charm and character throughout.

The Lamb is also fortunate enough to have ample external trade space, perfect for outside dining and events.

The property has seen substantial investment from the current owner during their ownership, although a new operator may wish to tailor the offering to their own style.

Location

The pub is set in the picturesque village of Crawley just outside the affluent town of Witney in Oxfordshire.

As well as being supported by the local village and residents of Witney, it also receives ample passing trade and business from other towns such as Burford and Oxford. The pub's excellent reputation means the business is busy year round with a consistent weekly turnover throughout the year.



Tenure

Freehold.

External Details

The property has over c.80 external covers on both the covered terrace area and on the lawned garden area. The pub also has parking to the front of the property for c.25 cars.

Internal Details

The pub is full of character features such as oak beams, wood burning stoves and exposed brick walls. The property has seen continual improvement over the last few years, but has retained all of its original charm and 18th century character.

There are c.80 internal covers across the dining rooms, snug and bar area, as well as a well equipped commercial kitchen to the rear of the ground floor.

The Opportunity

Trading as a country dining pub, the Lamb consistently offers a quality level of service and high standards of food to retain its continuing popularity.

The business' reputation has been built steadily over the years, backed up by an excellent team of staff that could smoothly transfer to a new owner. This is demonstrated by the fact that the business has won a host of awards over the years. A new operator would immediately benefit from the pub's excellent reputation and steady stream of affluent clientele.

Fixtures & Fittings

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed).

Staff

Some staff will need to be transferred under TUPE. A list of staff will be made available to seriously interested parties.



Owner's Accommodation

There are two apartments above the pub, the first containing three beds, a lounge, kitchen and bathroom and the second containing two bedrooms and a bathroom. Ideal for an owner operator as well as a manager.

Trading Hours

The pub trades 4.5 days a week, Wednesday to Sunday lunch time, allowing a new owner to increase turnover should they wish by lengthening opening hours.



Trading Information

Net turnover to March 2024 was c.£925,000, with a profit of £161,000 (£254,000 with directors salaries added back).

Business Rates

Rates paid in 23/24 were c.£9k.

Regulatory

Premises licence.





The Lamb Inn, Steep Hill, Crawley, Witney, OX29

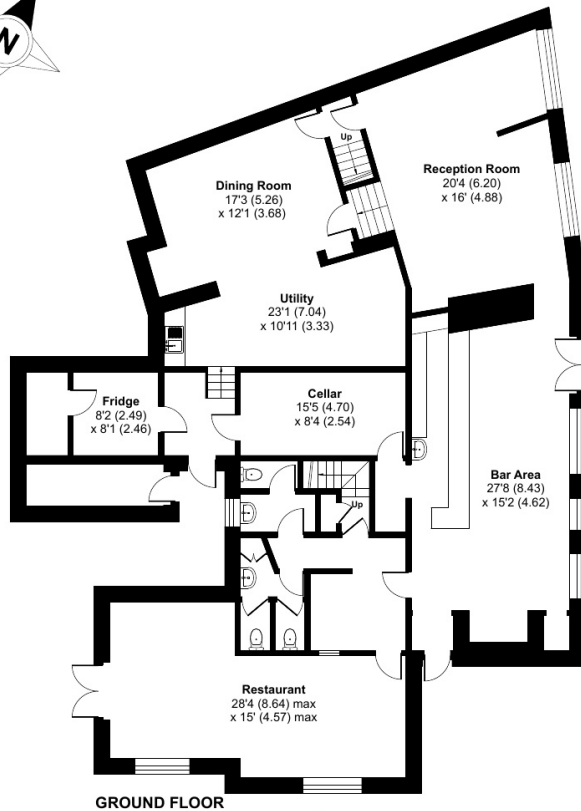
Approximate Area = 3871 sq ft / 359.6 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

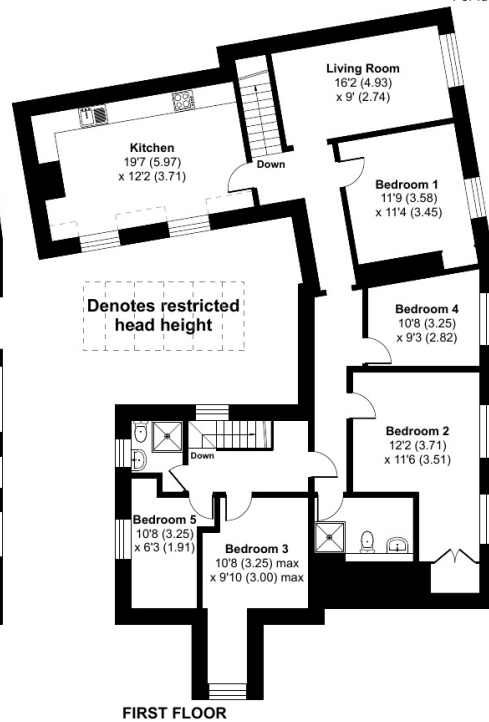
Outbuilding = 55 sq ft / 5.1 sq m

Total = 3944 sq ft / 366.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1123811



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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



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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