



The Dun Cow

Ref: 3858249

West End, Hornton, Banbury, OX15 6DA

Freehold: £650,000

Popular Pub/Restaurant in affluent area

Bar(16) Restaurant (30) Snug (12)

Four bedroom owners accommodation

Established business, new thatch in Mar 23

Parking (20) and Large Trade Garden with tent

Immediate possession available GIA 3,500 sq ft





Description

The Dun Cow is a historical gem, featuring original architectural details and a newly thatched roof that adds to its charm. With a total internal area spanning 3,500 square feet, it offers a welcoming and well-preserved ambiance.

One of the main draws of this pub is the large garden which includes a teepee that is perfect for outside dining and a range of events.

Location

Situated in the picturesque village of Hornton near Banbury in Oxfordshire, The Dun Cow is a charming pub full of character. This idyllic village, with its warm community spirit, is easily accessible via the M40, drawing patrons from affluent neighbouring villages and towns.

Internal Details

Restaurant: The pub boasts a cozy restaurant with seating for 30 patrons. It exudes traditional charm and a homely feel, creating a pleasant dining experience.

Bar Area: The bar area, accommodating 16 guests, is packed with traditional features, providing an inviting space for drinks and socialising.

Snug: For those seeking a more intimate setting, the snug, with seating for 12, offers a tranquil atmosphere as well as perfect for private dining and small gatherings

The property also comprises a well equipped commercial kitchen, ample storage, ladies and gents WC's and a ground floor beer cellar.





Fixtures & Fittings

An inventory of commercial fixtures and fittings will be provided once a deal is agreed

Owner's Accommodation

The owners' accommodation consists of four well-appointed bedrooms, a comfortable living room, a functional kitchen, a bathroom, and an en-suite bathroom. This accommodation is in excellent condition, suitable for owners or staff.

Staff

Staff: The pub is primarily operated by the owners, with a few skilled staff members, including an excellent chef, ready for transfer.

External Details

The Dun Cow features a spacious garden, a popular spot during the summer months, and a teepee that serves as a unique event space. Additionally, the property offers ample parking for up to 20 cars.

The Opportunity

Peaceful Location: Located in a tranquil village, The Dun Cow offers a peaceful escape for patrons seeking relaxation and quality dining.
Affluent Community: The pub benefits from the support of an affluent and closely-knit local community, providing a steady customer base.
Excellent Reputation: Known for its exceptional food and drink offerings, The Dun Cow enjoys a strong reputation among locals and visitors alike.
Business Expansion: New owners have the opportunity to extend business hours, potentially including lunch service, and to put their own creative touch on the food offerings.
Minimal Investment: The property requires little investment, having been meticulously cared for by the current owners.

Planning Permissions

Planning permission is expected to be granted to convert the storage area at the end of the pub into a two bed cottage. There is also historical (now lapsed PP) for a six letting room building to be constructed in the grounds of the property.



Trading Information

Trading information can be made available to seriously interested parties.

Trading Hours

The pub currently trades on limited hours to suit the owners lifestyle who also work other jobs. They are currently closed on a Mon & Tue, open on evenings only on Wed, Thurs and Fri, all day Sat and lunch time only on Sun. This represents a significant opportunity to increase opening hours to boost turnover.

Business Rates

No rates are currently being paid on the business.

Regulatory

Premises licence

Duns Cow, Horton, OX15
Total Approx. Gross Area:- 318.8 sq.m. 3432 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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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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Reading



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