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Tayler & Fletcher



Old Court Hotel, Bridge Street, Witney, OX28 1DA

Auction Guide £395,000



Old Court Hotel, Bridge Street

Witney, OX28 1DA

For sale by public auction on Wednesday 11th March 2026 at 6pm, a substantial, Grade II listed, Freehold investment opportunity, comprising over 6,000 sq ft, to be sold subject to the current lease with an attractive gross yield in excess of 8.35%.



For Sale by Public Auction

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 11th March 2026 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher Estate Agency office signposted Royal British Legion (along the driveway past Bourton Land Rovers). This is not an online auction.

Location

The Old Court Hotel is situated close to the heart of Witney, an historic market town in West Oxfordshire, on the periphery of the infamous Cotswolds AONB. Famous since the middle ages for its woollen blankets, Witney is now a thriving town with excellent local amenities and facilities making it both an attractive residential and commercial centre with a wide selection of shops including Waitrose, Marks & Spencer and Sainsburys as well as a strong retail scene of stores including Next, Crew Clothing, Fatface and White Stuff. There is also a variety of coffee shops and eateries. Witney is well placed for several local attractions including Blenheim Palace, The Farmers Dog pub, The Cotswold Wildlife Park and the city of Oxford. There are main line rail services to London Paddington (80 minutes) at Long Hanborough (5 miles), Charlbury (9 miles) and Oxford Parkway (12 miles) and a comprehensive local bus network.

Description & Accommodation

A rare opportunity to purchase a substantial, grade II listed, freehold investment property with established tenants in situ, within close proximity to Witney town centre. The accommodation totalling in excess of 6,000 sq ft and constructed primarily of Cotswold stone, briefly comprises a bar and

restaurant on the ground floor with a commercial kitchen, and two en suite guest rooms accessed via a covered courtyard with laundry facilities and storage. The first floor includes nine en suite guestrooms, plus a further four bedrooms, and a bathroom, allocated as separate staff accommodation. Externally, the property includes car parking facilities for approximately 7-10 vehicles accessed directly from Bridge Street. In total the property extends to 0.172 acres.

Lease

The property will be sold subject to the current lease, details below:

Lessee: Tamu Bristol Ltd. (company number 10620442)

Term: 14 year lease commencing June 2013

Rent Passing: £33,000pa

LTA 1954: Inside the act

Last Rent Review: 2025

Assignment: The 2013 lease was assigned to the current tenants in September 2022. We understand an authorised guarantee agreement (AGA) was included within the assignment.

Use Class

C1

Business Rates

The current rateable value as of 1st April 2023 is £8,300. The rateable value will increase to £17,500 on 1st April 2026.

Listing

We understand the property to be Grade II listed.

EPC

The property has a current rating of C valid until 4 May 2032.

Local Authority

West Oxfordshire District Council, Witney, OX28 1NB; Tel: 01993 861000; www.westoxon.gov.uk

Services

We understand mains water, electricity and drainage are connected to the property. Please Note that we have not tested any equipment, appliances or services in this property

Prospective Purchasers

Parties interested in purchasing The Old Court Hotel are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

Special Conditions & Auction Pack

The Conditions of Sale and Legal Auction Pack will be available from the Vendor's Solicitor's 21 days prior to the auction date. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

Reserve Price

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

Auction Process & Completion

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay a ten percent deposit by cheque or bankers draft (not cash). Completion will be 21 days

after the auction or earlier by mutual agreement, when the remaining balance of purchase monies will be due.

Administration Fee

The successful purchaser will be liable for an administration charge of £2,000 plus VAT (£2,400), payable to Tayler & Fletcher.

Vendor's Solicitor

Kendall & Davies Solicitors, Cheltenham House, The Square, Stow on the Wold, Cheltenham, Gloucestershire, GL54 1AB.

Paul Huggins acting

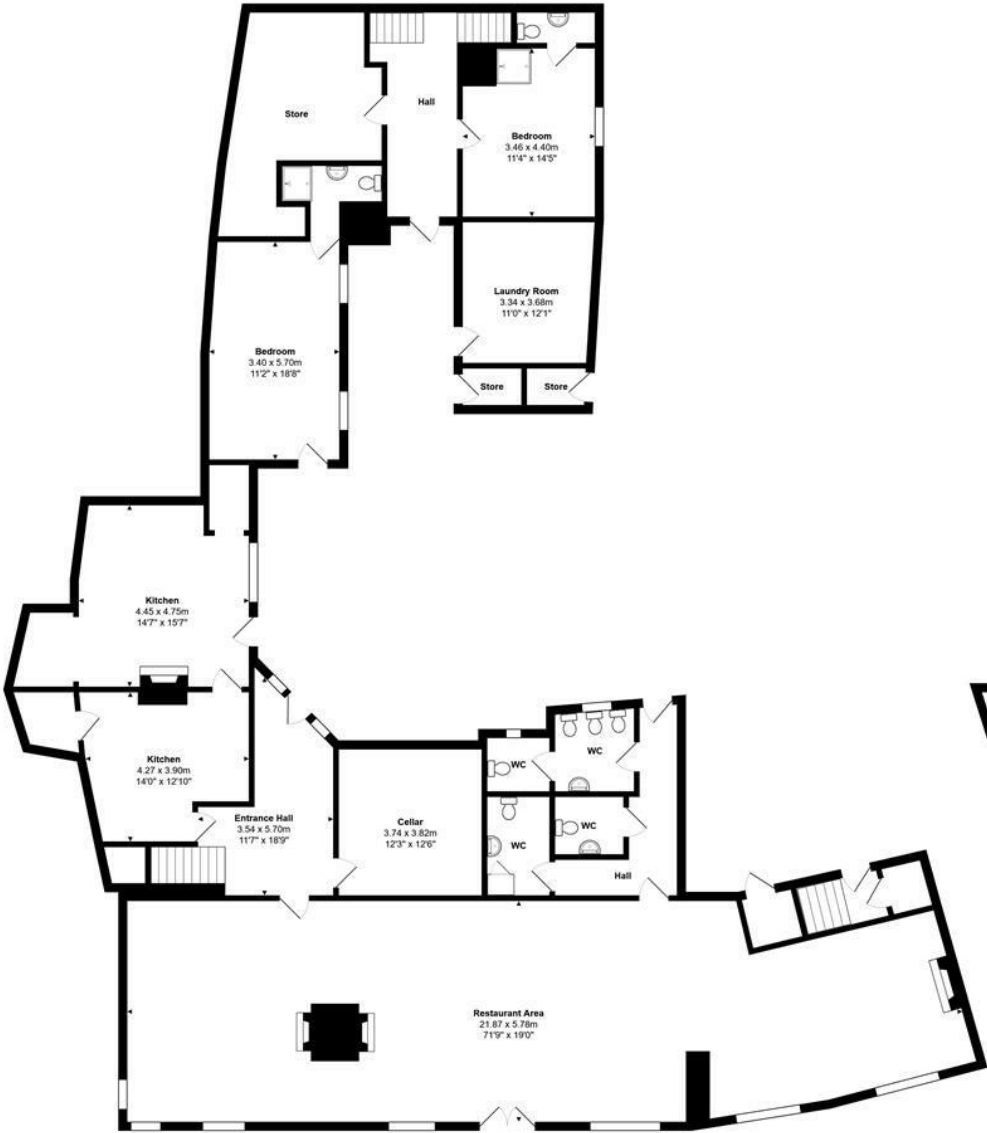
Tel: 01451 830295

paul.huggins@kendallanddavies.co.uk

Viewings

Viewings are STRICTLY BY APPOINTMENT and will only be accommodated between 11am and 2pm on set dates to be confirmed. To view please contact Oliver Evans at our Stow-on-the-Wold Office on: Tel: 01451 830 383; Email: stow@taylerandfletcher.co.uk





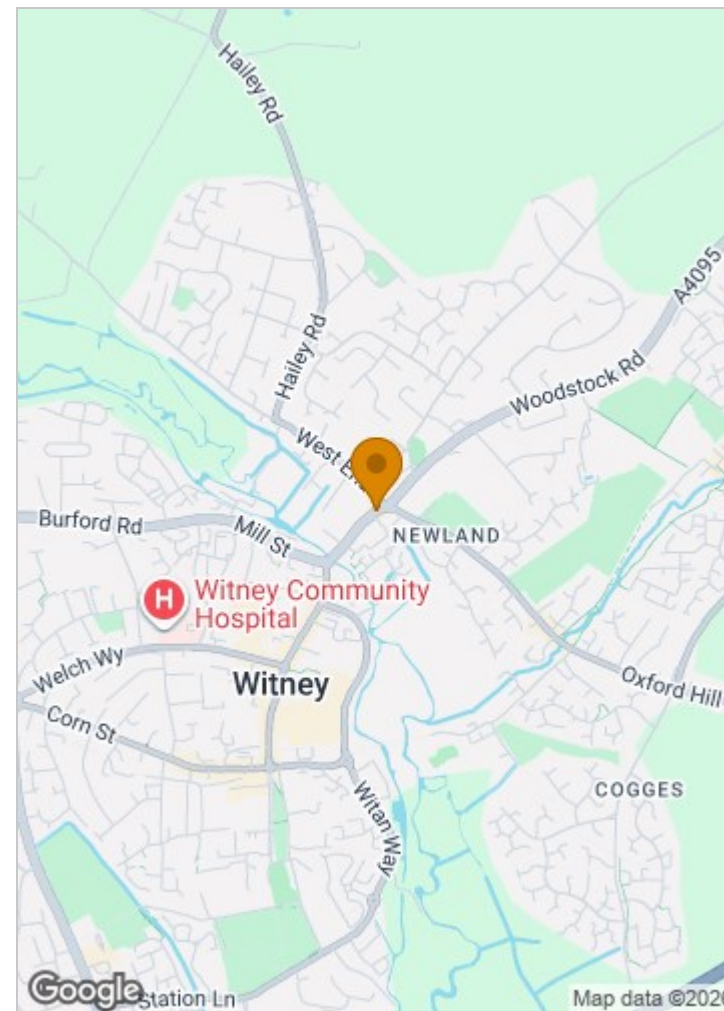
Ground Floor



First Floor

Total Area: 573.8 m² ... 6176 ft²
All measurements are approximate and for display purposes only

Location Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.