



Red Lion

High Street, Culworth, Banbury, Northamptonshire, OX17 2BD

Freehold £425,000

Contact:

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Ref: 95526



Location.

- Well established gastro pub & dining venue
- Three section bar and restaurant (60+)
- Trade garden (90), Car park (20)
- Four bedroom owners accommodation
- Large converted Barn, having a Shop with potential planning
- For a 3 bedroom dwelling pending approval
- Currently trades limited hours with scope to increase

Oxfordshire/Northamptonshire border just 8 miles North east of the town of Banbury and 10 miles west of Towcester giving it a central location and easy access to both the M40 and M1 motorways. Culworth and the surrounding areas is one of the most popular residential areas in the UK, making it easy to commute to the larger towns/cities of Oxford and Northampton, also the Midlands and London conurbations. Culworth is a quintessential English village lined with attractive mellow stone properties with its own parish church (St. Mary's). At the heart of the village, standing on the high street is the Red Lion the most attractive centuries old building constructed of stone under a pitch slate roof and offers an attractive three section bar area, owners accommodation, a separate converted barn which houses an equipped shop premises, and a large garden and car parking. Indeed, it is a surprisingly large plot given its central location within the village.

The property has been owned by our clients for 16 years and has been much improved during their period of ownership and is now well established a popular day time dining venue amongst the surrounding villages. The property, which must be viewed to be fully appreciated, is briefly described as follows.





Trade Areas.

ENTRANCE VESTIBULE with double access to both trading areas and having bristle carpet mat throughout. The trading areas are all arranged around a central bar serverly which has counters on three sides and is the fulcrum of these trading areas. There is little definition between bar and dining facilities but needless to say there is a wealth of period charm and character as one would expect from a property of this age and style. The trading areas have tiled floor throughout, part tongue-and-groove panelled and part exposed stone walls. Located to the front of the property are two bars offers DINING SPACE for 30 or so customers and these open out to a rear RESTAURANT, which is on split level with feature vaulted beamed ceiling. Undoubtedly this probably incorporates a barn conversion and probably extends beyond the original curtilage of the building. This area has seating for 32 customers. There is a feature fireplace.

The CATERING KITCHEN is comprehensively equipped with a full selection of stainless-steel effects and work surfaces, altro nonslip flooring and ceiling fitted galvanised extraction canopy. Access off into DRY STORE and FREEZER ROOM. On from that is a further DRY STORE and FREEZER ROOM, again semi furnished and a good-sized room itself, comparable with the size of many a pub kitchens.

Off from the hallway is an on level BEER CELLAR which is of good size, having full height ceiling and being approximately 4 metres x 8 metres with Carlsberg's quality dispense system in place . There is a set of well appointed Ladies' and Gentlemen's CUSTOMER TOILETS.

Trade Areas.

OWNERS ACCOMMODATION

Located at first floor and is arranged as follows: BATHROOM with wash hand basin, W/C and bath, full tiled walls and floor. Separate W/C adjacent. BEDROOM 1 of double size with fitted wardrobes. BEDROOM 2 of double size (currently used for storage). NB this room does have a wash hand basin. BEDROOM 3 is a small double (currently utilised as an office), DOMESTIC LOUNGE.

At second floor is the DOMESTIC KITCHEN/DINER with fitted units, beamed vaulted ceiling and BEDROOM 4 of double size with wash hand basin.

THE BARN SHOP

Located in a large converted barn is a SHOP PREMISES although not currently in use. It has feature stone flag floor, beamed ceiling and the dimensions of the main shop are 5 metres by 11 metres. It has a brick built dispensing counter and WASH UP AREA. There is a STOREROOM beyond in the end of the building which is 3 metres by 5 metres. There is planning permission in for a 3 bedroom dwelling –pending approval.

EXTERNAL

The pub stands in a surprisingly large plot of 0.414 of an acre. There is patioed and gravelled GARDEN which leads into the large, ENCLOSED LAWN sector with mature shrubs and boarders etc and external seating for approximately 90 customers. To the rear and side is a good-sized tarmacadam and gravel car park with space for 20 vehicles. Beyond the garden is a large “KITCHEN GARDEN” with a number of beds where our clients used to grow vegetables and herbs for use in the pub and in the shop.



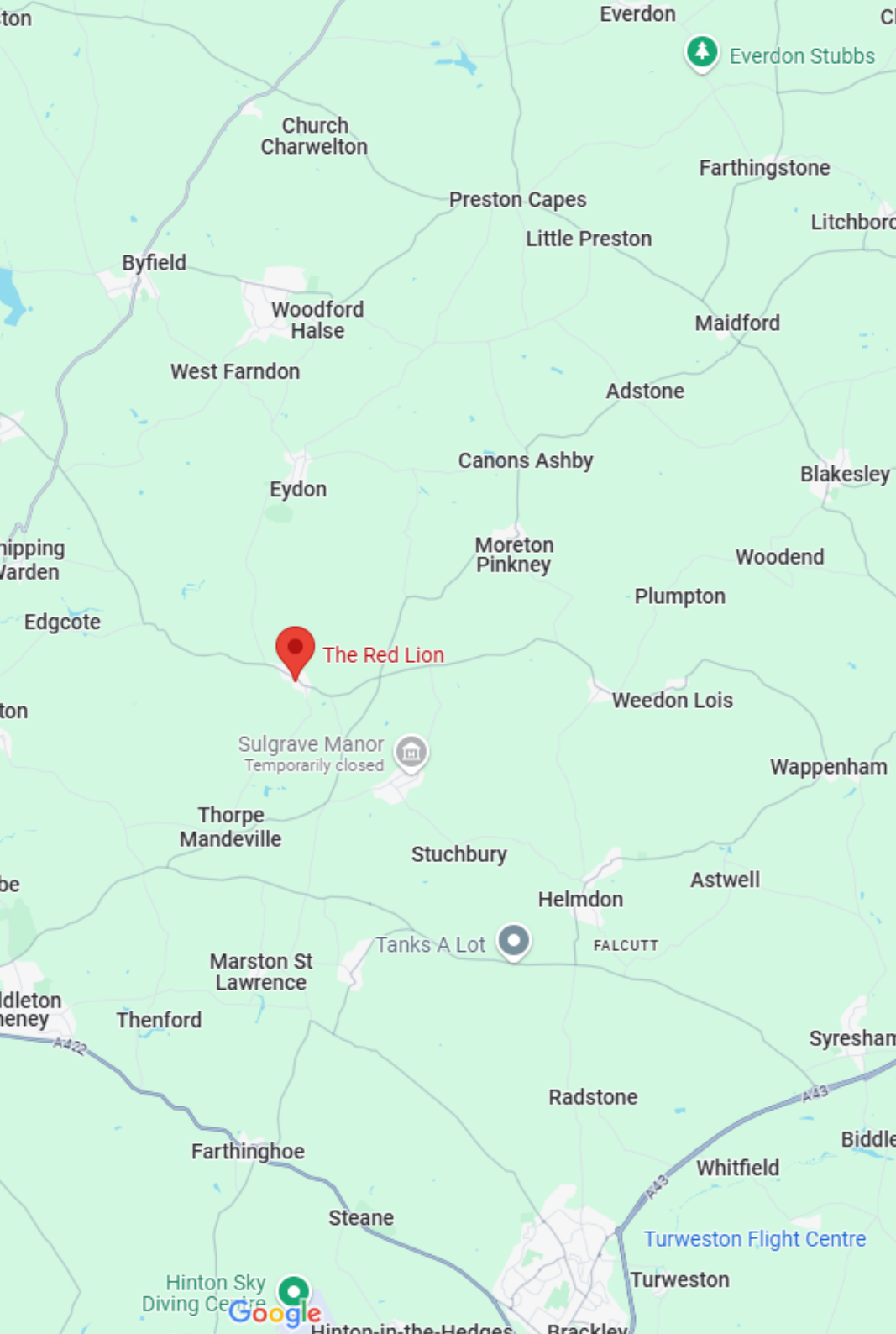


The Business.

Our clients have owned the property now for 16 years but it has been long established as a popular hostelry and dining venue. However, since the COVID pandemic our clients have operated on relatively limited hours being open during the week Tuesday-Thursday 09:30-16:00, Friday 09:30-22:00, Saturdays 09:30-18:00 and being closed all days on Sundays and Mondays.

We are advised that takings from these relatively shortened hours currently average £8,000 per week inclusive of VAT split 80% food sales and 20% wet sales. Given that the pub is only open one evening per week does offer scope for developing the drinks trade as well as utilising the barn building once again for commercial retail purposes.





Tenure & Price.

FREEHOLD £ 425,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

The business is permitted to retail alcohol between the hours of 11:00-00:00 Monday - Saturday and 11:00-23:00 on Sundays.

SERVICES

Mains electricity, water and drainage are connected. LPG gas tank central heating and cooking.

LOCAL AUTHORITY

West Northamptonshire Council

RATEABLE VALUE

£20,000 as at 1 April 2023

ENQUIRE

Tel: 01981 250333

midlands@sidneyphillips.co.uk

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