



The Bakers Arms

1 Church Street, Bodicote, Banbury, Oxfordshire, OX15 4DW

Tenure: Freehold

Price: £285,000

Ref: 96175

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

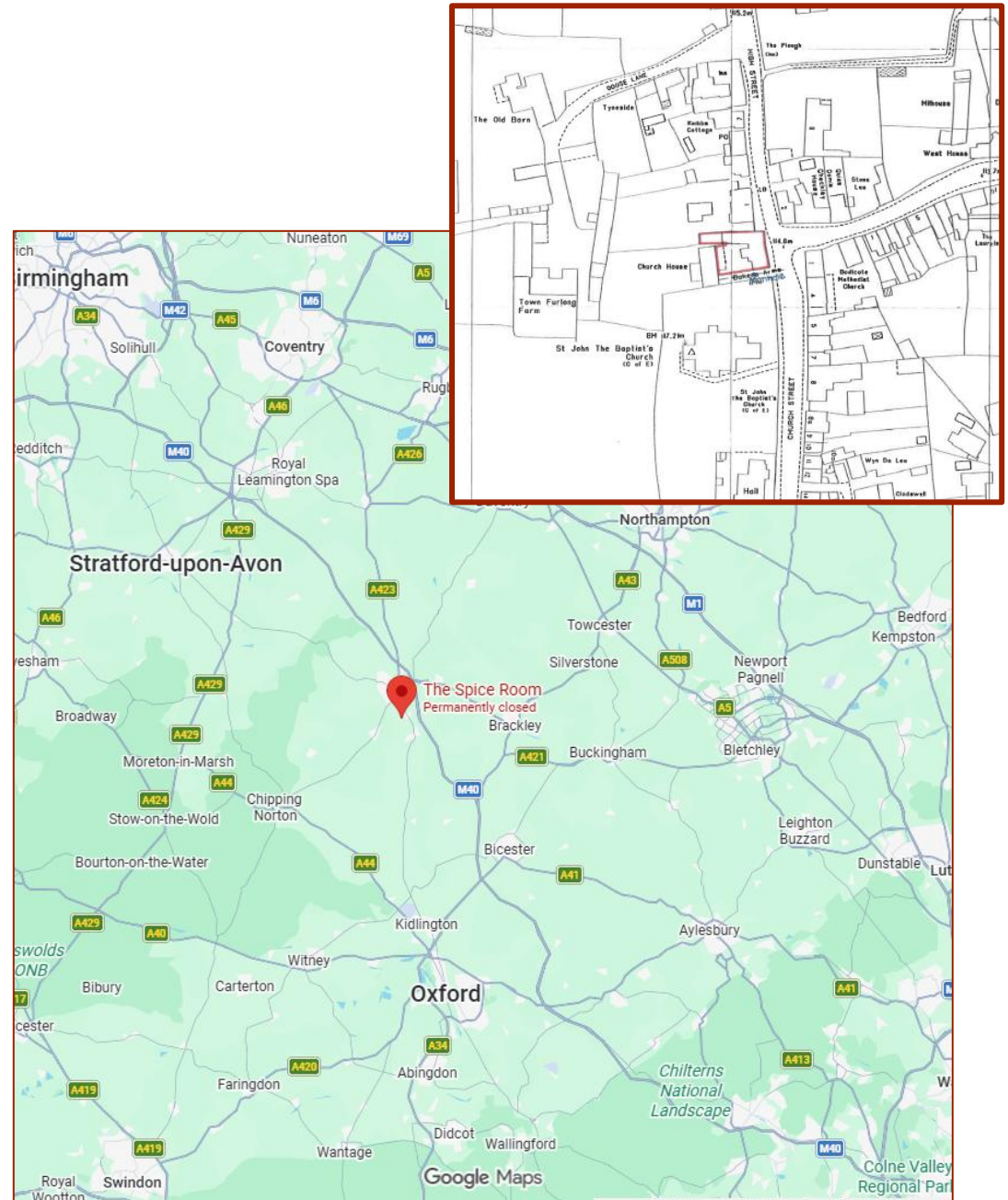
- Investment Sale 8.5% Yield
- Public bar and lounge bar (50)
- Two section restaurant (45)
- Six-bedroom owners' accommodation
- Trade garden

Location

The village of Bodicote stands some 2 miles south of the market town of Banbury providing easy access to the M40 motorway. The village has a population of 2,126 and is predominantly bypassed by the A4260 which is the main route to the city of Oxford which is some 25 miles to the south.

The Property

The subject property, The Bakers Arms (more recently branded The Spice Room) is an attractive stone-built Cotswold pub and restaurant which is Grade II listed and dates back to the end of the 17th/early 18th century. It is constructed of Headington stone beneath a pitched slate roof and offers interconnecting trade rooms in four sections, four-bedroom owners' accommodation across two floors and a rear trade garden. It stands close to the parish church and is right in the heart of the village where there are two other public houses. The property is briefly described as follows:



Trade Areas

The trading areas consist of two interconnecting bars on split levels with boarded floor throughout with part exposed stone walls and central BAR SERVERY. When fully furnished these two interconnecting rooms will be able to cater for 40 - 50 customers seated.

Rear RESTAURANT, again in two sections with boarded floor and beamed ceiling and able to cater for another 40 - 50 customers. Centrally located between these two trading areas is the CATERING KITCHEN which has tiled floor, fully sealed walls and extraction canopy but is otherwise unfurnished.

LADIES' and GENTLEMEN'S TOILETS

Basement CELLAR.

Owners' Accommodation

Located at first floor and with its own separate external entrance and arranged as follows:

Large domestic LOUNGE with slightly vaulted ceiling. KITCHEN with fitted units and sufficient space for a full-size dining table. BATHROOM with suite of wash hand basin, WC and bath. TWO DOUBLE BEDROOMS. Access from a separate staircase to a further area dividing TWO FURTHER BEDROOMS, one at first floor with EN SUITE BATHROOM and another at second floor.

At second floor; TWO DOUBLE BEDROOMS which interconnect.

Barn

Attached to the main building and with access from the rear dining room is a large BARN which is stone built and has a mezzanine style loft, vaulted ceiling with corrugated iron roof and is 5m x 10m. Brick paved floor throughout.





External

Enclosed rear TRADE GARDEN which is surrounded on two sides by the natural shape of the building and on another a neighbouring property and on the fourth a large high stone wall constructed of mellow Oxford/Headington stone. There is a raised, covered decked area and this area is illuminated.

The Business

Our clients are investors who acquired this property from a national Pub Company. In March 2026 they let it to an independent operator. We therefore have no recourse to any trading figures or results, and prospective purchasers/tenants will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



Licences

A Premises Licence (PRM0351) is held permitting the retail of alcohol:

Monday to Thursday: 11:00 – 01:00

Friday and Saturday: 11:00 – 02:00

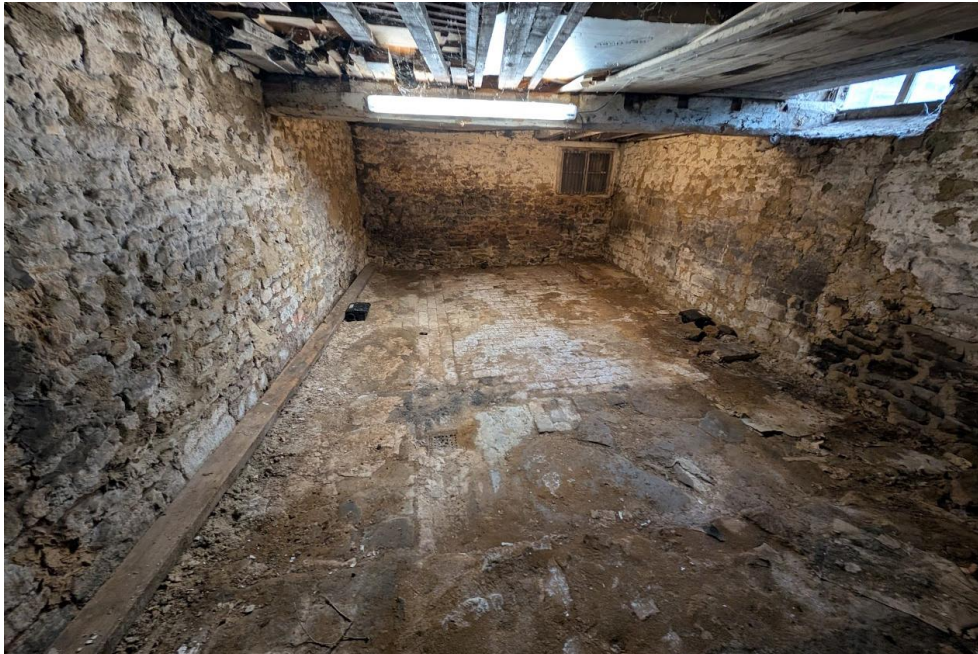
Sunday: 11:00 – 00:00

Services

All mains services are connected. The property has the benefit of gas fired central heating.

Rateable Value: £15,600 from 1st April 2026.

Local Authority: Cherwell District Council



Tenure & Price

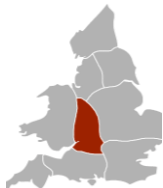
FREEHOLD £285,000 – Vacant possession is not being offered. The property is let to an independent operator on the terms below.

The property is to be sold subject to an overage agreement in favour of the seller for a term of 80 years. A buyer will be responsible for paying to the seller the sum of £100,000, index linked, if change of use to residential is obtained.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

TERM	6 years which commenced in March 2026
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to six months' rent in advance
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Subject to yearly rent reviews in line with RPI
REPAIR LIABILITY	Full repairing and insuring agreement.
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.