



The Rose & Crown

Main Street, Chilton, Didcot, Oxford, OX11 0RZ

Freehold £395,000

- Vale of White Horse village freehouse
- 16 miles from both Oxford and Reading
- Character, three section open plan bar area (75+)
- Three bedroom owners accommodation
- Trade garden and car parking
- Currently closed

Ref: 95280

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The village of Chilton stands in the Vale of White Horse, 3.5 miles from the town of Didcot. It also stands in the North Wessex Downs Area of Outstanding Natural Beauty. Historically, the village was in the county of Berkshire until the 1974 boundary changes when it became part of Oxfordshire. It stands alongside the A34 trunk route which links Oxford with the M4 motorway eight miles to the south of Chilton, making it an extremely popular residential location and attractive to those looking to commute to the prosperous nearby towns and cities. Indeed, it is only 16 miles from the city of Oxford, and a similar distance from the town of Reading.

The Rose & Crown is a cottage style property with a wealth of period charm and character. Whilst the ground floor trading areas are spacious and open plan, they retain an intimate feel as they would at one time have been a number of smaller rooms, and provide intimate seating and dining areas. At first floor is spacious owners accommodation, and there are good external areas. The property is prominently located at the entrance of the village on a road junction, and is briefly described as follows:

TRADE AREAS

An entrance vestibule provides access into an open plan BAR which at one time would have been a myriad of smaller rooms and has now been opened up to provide a very good workable trading area, which retains its original period charm and character. The room is arranged around a central bar servery which is 'L' shaped and has tongue and groove panel frontage and display back fitting. The room had some boarded floor and some carpeted floor, and is in three principle areas. The front bar has feature bay windows overlooking the village, traditional seating for 20 or so customers, beamed ceiling, and a fireplace with antique brick surround and open hearth. There is loose seating adjacent to the servery area for a further ten or so customers. The bar opens out to a LOUNGE area which is carpeted and has traditional seating and tables for 30 or so customers. A carvery area is adjacent to the servery. Double sliding doors lead into a POOL/GAMES ROOM (believed to be a converted barn) which is carpeted, has part beamed walls, part tongue and groove panelled walls, a pool table and darts throw.

LADIES' and GENTLEMEN'S customer TOILETS.

On level BEER CELLAR with delivery access from the front of the premises, off which is a good size LAUNDRY/UTILITY ROOM with tiled walls and floor.

The CATERING KITCHEN is located to the rear of the servery and is of a good size with Altro nonslip floor, fully tiled walls, three section galvanised extraction canopy, and a good selection of stainless steel catering effects and work surfaces. DRY STORE adjacent with dexion racking.



OWNERS ACCOMMODATION

On the first floor is private accommodation arranged as follows:

BEDROOM ONE: Double. Large DOMESTIC LOUNGE. FAMILY BATHROOM with a suite of wash hand basin, WC, and bath with shower over. BEDROOM TWO: Small double. BEDROOM THREE: Double.

EXTERNAL

To the front of the property there is seating for 8 customers and to the side there is a patio seating area for 30 customers.. There is some lined tarmacadam car parking currently providing space for four vehicles.

THE BUSINESS

Our clients have operated the business for some 16 years, originally as a tenant, before purchasing the freehold some five years ago. However, subsequent to the Covid-19 pandemic, the business has operated on relatively limited trading hours, and with little promotion. We are advised takings have only been averaging approximately £2,500 per week including VAT, split almost equally between wet sales and food sales.

Our clients took the decision to close the business for trade at the beginning of October 2024. However, there is undoubted scope for developing this business, given the excellent facilities from which the property benefits and with the proper use and landscaping of the external areas.



TENURE & PRICE

FREEHOLD £395,000 to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. 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.

LICENCE

Under the terms of the Premises Licence, the business is permitted to retail alcohol between the hours of:

Sunday to Thursday: 11:00—00:00

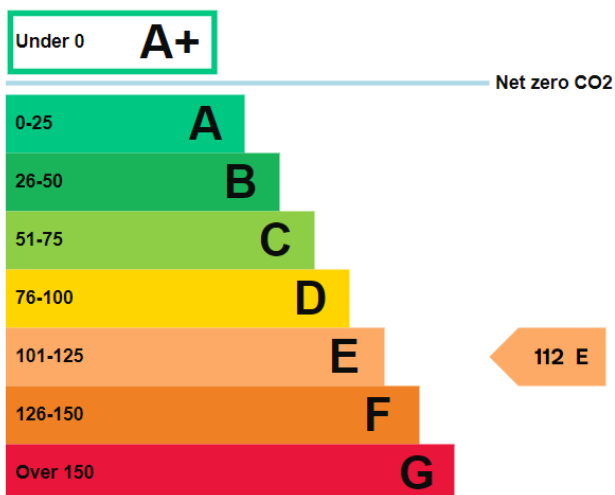
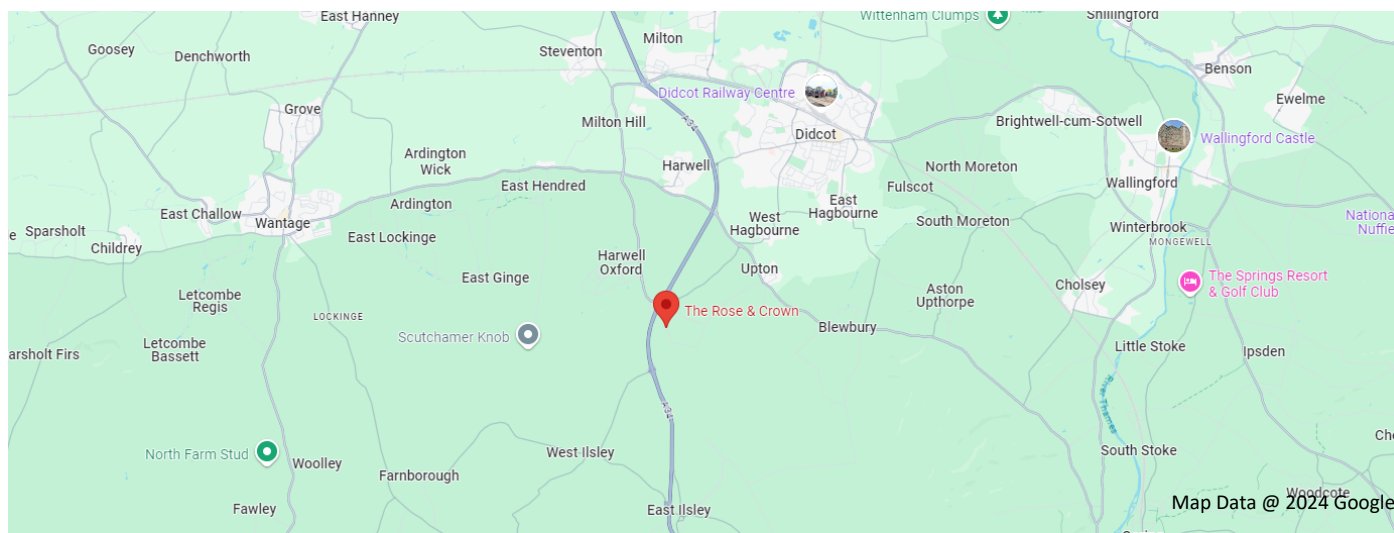
Fridays and Saturdays: 11:00—01:00

SERVICES

Mains water, electricity and drainage are connected.
Bottled gas. Gas fired central heating.

Local Authority: Vale of White Horse District Council.

Rateable Value: £5,400 as of 01 April 2023.



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.

EPC Reference: 0040-3987-0453-7560-5084

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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