



The Merrymouth Inn

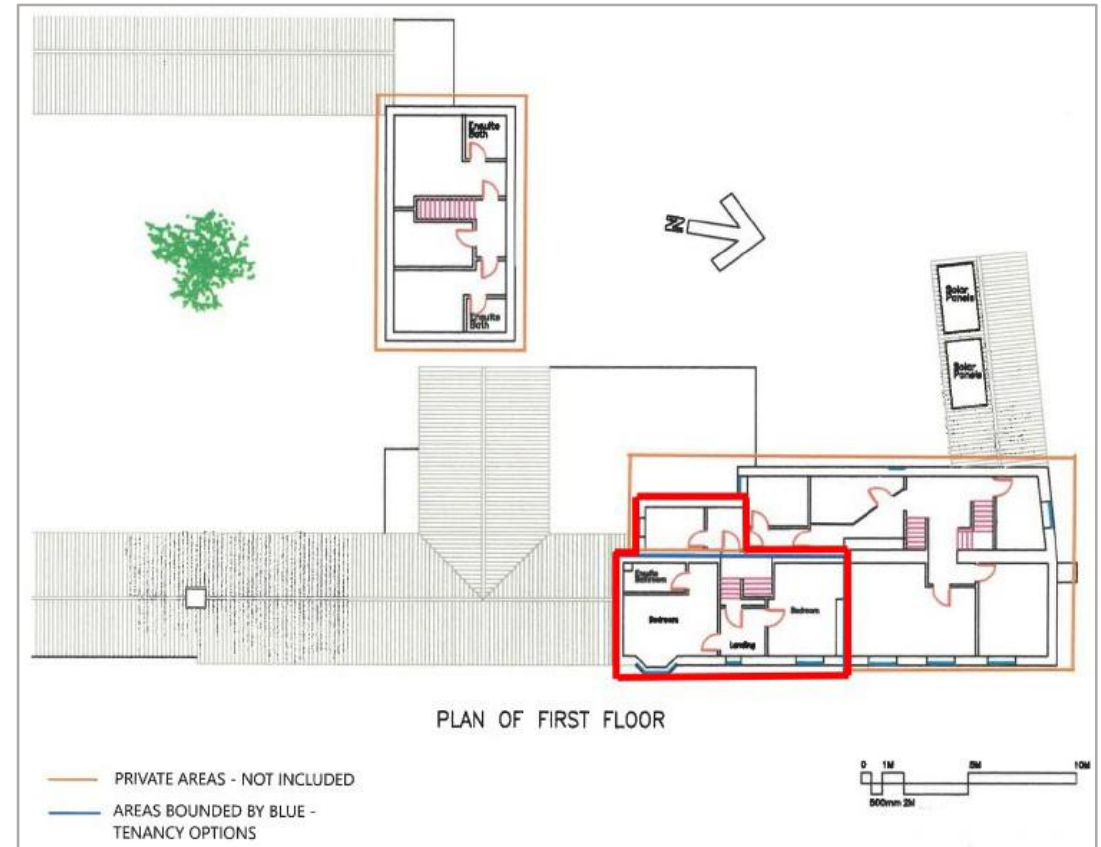
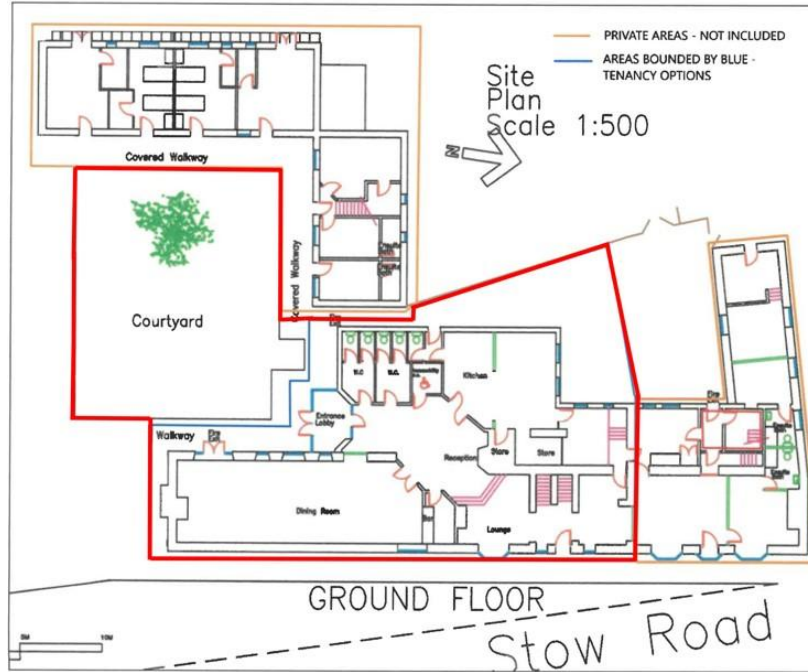
Stow Road, Fifield, Chipping Norton, Oxfordshire, OX7 6HR

Tenure: Leasehold

Price: £18,500

Ref: 95042

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Main road freehouse
- Part of an associated letting complex
- Character bar & 2-section restaurant (70-80)
- Owners accommodation
- Large trade patio
- Parking

awaiting
epc

Location

Set in the heart of the Cotswolds lies this 13th century coaching inn with later additions dating back to the 17th century. It has recently been renovated throughout to a high standard.

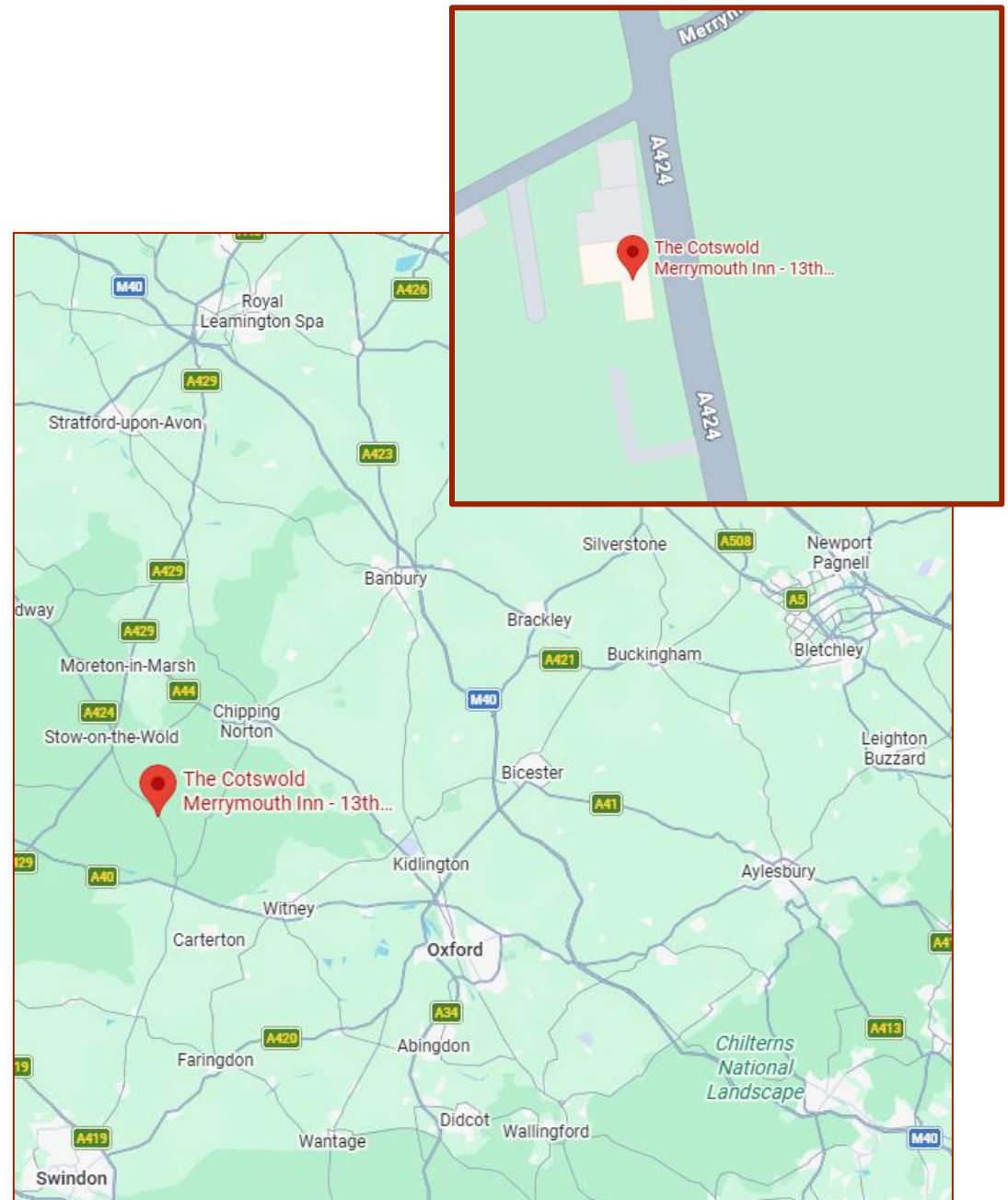
The village of Fifield stands on the Oxfordshire/Gloucestershire border between the renowned market towns of Burford (four miles distant) and Stow on the Wold (five miles distant). This popular residential area commands some of the highest property values in the British Isles, being a sought after location for those commuting to Oxford and London as well as those working locally in the nearby towns, the tourism industry and of course this area's rich agricultural industry.

About five and a half miles from the Merrymouth Inn is the picturesque village of Bourton-on-the-Water, which is often referred to as the 'Venice of the Cotswolds' due to its iconic stone bridges which arch over the River Windrush. Bourton-on-the-Water is famous for its honey-coloured stone architecture and idyllic village scenes.

The towns of Stow on the Wold, Chipping Norton and Burford are located close by and of course, just a few miles distant, is Jeremy Clarkson's Diddly Squat Farm made famous by the award winning Amazon Prime TV series.

The Property

The Merrymouth Inn stands outside the village on the main A424 trunk route which links the towns of Stow on the Wold and Burford. Both Chipping Norton and the larger town of Witney are also located a similar distance.



This property is let on behalf of the freeholders who will be retaining the letting accommodation of ten bedrooms and which is being utilised in conjunction with their other letting businesses, where the tenants are secured on semi-permanent agreements.

The Merrymouth is centuries old, built of Cotswold stone, and provides extensive accommodation. Despite its innate character and its age, it is surprisingly neither listed nor in a conservation area. Acquired by our clients some four years ago, they have subsequently invested substantially in upgrading the property, refurbishing the associated neighbouring letting accommodation. In addition, the bars have been totally re-appointed and redecorated, and the kitchen facilities enhanced.

To Let

What is being let are the ground floor public house areas, pub trade patio and use of the main car park, together with a first floor apartment. Further accommodation may become available.

Trade Areas

Internal double doors provide access into spacious entrance hallway and RECEPTION AREA. Off this can be found the MAIN BAR which is a very attractive room with beamed ceiling, boarded effect floor, exposed stone walls and traditional seating for 50+ customers and a fully equipped BAR SERVERY.

There is a RESTAURANT in two sections which has a heavily beamed ceiling, open fireplace and contemporary chairs and tables for 30 or so customers.

The good sized CATERING KITCHEN is comprehensively equipped with a full selection of stainless steel catering effects and work surfaces. There are two walk-in DRY STORES, a UTILITY room and a LAUNDRY ROOM.

Draught products are currently being dispensed from the MAIN BAR SERVERY from an under the counter system.





Tenants Accommodation

This is located at first floor over the main public house area, and is arranged as follows: Separate LIVING ROOM with KITCHEN AREA, BEDROOM with en suite BATHROOM. Further family BATHROOM.

External

In the COURTYARD created by the letting accommodation and the main property is a large patio BEER GARDEN which is well appointed and has seating for 60 or so customers. There is gravel CAR PARKING with space for 50 vehicles.

The Business

This let is separate from the public house, but despite having focused on other business interests the bars and restaurant have been 'ticking over' relatively successfully with weekly takings averaging approximately £5,000.

This also includes live entertainment and music, with the pub being the home of the Cotswold Blues Club, with a 'Blues Night' taking place one night each month.



Licences

A Premises Licence is held.

Services

Mains electricity and water are connected.

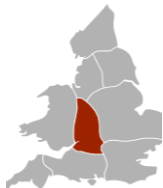
Septic tank drainage. Bulk LPG tanks.

Rateable Value: £15,750 as at 1st April 2026
(B&B at The Merrymouth Inn).

Local Authority: West Oxfordshire District Council.



LEASEHOLD	£18,500 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Three years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Non assignable
BOND	A bond equivalent to three months' rent in advance.
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews after the first three months and then annual reviews thereafter.
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building and the trade contents, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.