



The Woodman

Fernham, Faringdon, Oxfordshire SN7 7NX

Leasehold £60,000

- Character five section bar & dining areas (70)
- Feature barn/restaurant/function room (50)
- Three bedroom owners accommodation
- Separate one bedroom cottage
- Trade garden and car parking
- T/O £516,000 pa net of VAT - £79,000 net profit

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LOCATION

The village of Fernham stands two miles south of the market town of Faringdon in the Vale of White Horse on the Oxfordshire/Wiltshire/Berkshire border. The larger town of Swindon is located 11 miles distant and is also in close proximity to the A417 trunk route and the M4 motorway which provides excellent communication links and makes this village and area one of the most popular residential locations in the UK.

The Woodman is a centuries old building with a wealth of period charm and character which is surprisingly not listed. It offers open fireplaces, beamed walls and ceilings, and despite the notable capacity of its trading areas, it still has an intimate feel with many separate and secluded areas in which to dine. It has a large kitchen, good owners accommodation and convenient outside trading areas. It has been well operated by our clients for the last eight years and offers any purchaser a high return on their investment. It is briefly described as follows:

TRADE AREAS

The trading areas are approached from the original traditional front entrance (barely used) or the MAIN ENTRANCE off the rear car park and gardens. The trading areas are open plan but still separated into numerous sections by original walls and beam screens providing a considerable amount of individual seating, all arranged around a central BAR SERVERY which is 'L' shaped, and has COUNTERS facing the room on two sides with panelled frontage. The room is principally carpeted and provides seating for between 60-70 customers and the feature of the room is a fireplace that stands in a stone central chimney breast.

THE BARN FUNCTION ROOM features a beamed, vaulted ceiling with exposed beamed and emulsioned brick walls. It features an inglenook fireplace with a cast iron log burner installed. There is staircase access to a minstrel's gallery above. The room is otherwise carpeted and has quality ladder back dining chairs to assorted tables able to cater for up to 50 customers seated.

THE CATERING KITCHEN is conveniently located close to the LOUNGE BARS and THE FUNCTION ROOM and is of good size with Altro nonslip flooring and a comprehensive selection of stainless steel catering effects and work surfaces, a four section galvanised extraction canopy and a WALK-IN COLD ROOM. Direct access from the KITCHEN to an external SERVICE COMPOUND adjacent.

There is a set of LADIES, GENTLEMEN'S and DISABLED CUSTOMER TOILETS.

On level BEER CELLAR with delivery access from the rear of the premises.

OWNERS ACCOMMODATION

Located at first and second floors and arranged as follows:

First floor: 'L' shaped LIVING ROOM/DINER. Good sized family BATHROOM with suite of wash hand basin, WC and corner shower. BEDROOM ONE of DOUBLE SIZE.

Second floor: BEDROOM TWO of DOUBLE SIZE, BATHROOM with suite of wash hand basin, WC and bath. BEDROOM THREE of DOUBLE SIZE on split levels with some restricted headroom .

LETTING ACCOMMODATION - THE BOTHY

In a separate building is further accommodation located at ground floor and consisting of:

Good size LIVING ROOM and KITCHEN AREA with modern fitted units, SHOWER ROOM with easily accessible shower, wash hand basin and WC. Two interconnecting rooms providing DOUBLE SIZE BEDROOM and DRESSING AREA with a further walk-in wardrobe.

The Bothy has its own PRIVATE GARDEN.

EXTERNAL

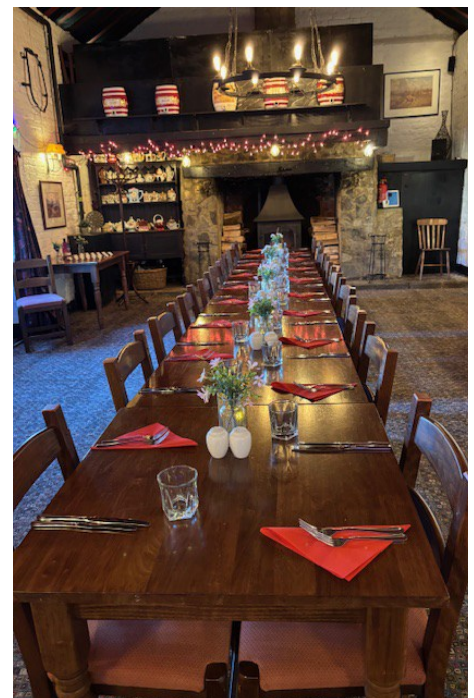
TRADE GARDEN with a lawned seated area to the front of the pub and a feature PATIO AREA to the rear, adjacent to the main entrance. The patio area is brick paved and has tubular seating in traditional and poseur style able to cater for 40 customers. Approximately 50% of this area is covered by a retractable awning, has heating and is illuminated, thus providing an excellent external seating area which extends the trade facilities considerably.

Lined tarmacadam CAR PARK for up to 30 vehicles.

THE BUSINESS

Our clients have operated the business for eight years and have made The Woodman one of the most popular trading dining venues within the area. The reputation they have built is reflected in the trading accounts which for the year ended 30th April 2024 showed takings net of VAT of £515,506. A gross profit of 67% is achieved with a net profit of £79,000, both showing the property's relative ease of management and the margins that can be enjoyed in this affluent area.

We are advised that trade is split 70% food sales and 30% wet sales with our clients also feeling that there is scope to further develop the function room trade of the business with The Barn being relatively underused.



TENURE & PRICE

LEASEHOLD £60,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from a private individual, for a term of twenty years commencing on 1st July 2014. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £45,000 per annum paid monthly in advance, subject to five yearly rent reviews, the next due on 1st July 2024. The lease is free of all trade ties.

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

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 11:00 - 23:00

Sunday: 12:00 - 22:30

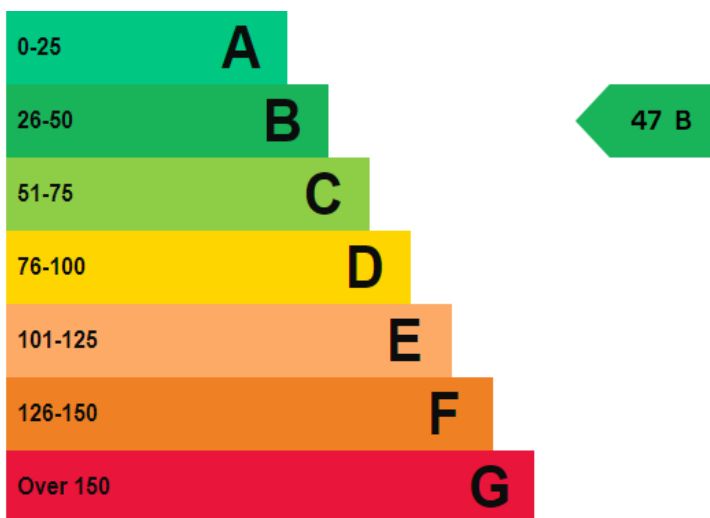
SERVICES

All mains services are connected.

The property has the benefit of gas fired central heating.

Local Authority: Vale of White Horse District Council

Rateable Value as at 01 April 2023: £33,200



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: 5760-6604-2291-3101-4551

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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