



## The Chandlers Arms

Sibford Road, Epwell, Banbury, Oxfordshire, OX15 6LH

### Freehold £485,000

- Attractive, historic 17th century gastro pub
- 2 bar/dining areas
- Excellent two bedroom (both en suite) owners' accommodation
- Trade garden, car parking
- Turnover £250,000 p.a. net of VAT from limited trading hours
- Completely refurbished

Ref: 94140

**01981 250333**

**midlands@sidneyphillips.co.uk**

**SP** Sidney  
Phillips



## LOCATION

The village of Epwell is set in the most desirable part of North Oxfordshire, 7 miles from the large market town of Banbury and north-east of the popular market town of Chipping Norton, made famous by Jeremy Clarkson's television series 'Clarkson's Farm'. The village is a popular residential location which also appeals to commuters due to its proximity to the M40 at Banbury to the east and the A40 at Oxford and Witney to the south.

The subject property, The Chandlers Arms, is a most attractive Grade II listed property, dating back to the 17th century. It takes its name from candle making, reputedly with links to the internationally renowned brand, Fortnum & Mason, which started as candle makers. Indeed, the company states in its own literature that Mr Mason lived in Epwell, and Mr Mason is also recorded as one of the pub's first licensees.

The Chandlers Arms was acquired by our clients in 2021, at which time it had been closed for two years. They immediately undertook a complete refurbishment programme, the quality and extent of which will be evident to all who view. It opened six months later and has subsequently traded at an extremely healthy rate, despite limited trading hours and there being little external promotion. It is now for sale due to a new addition to an expanding family, offering a prospective purchaser the opportunity to exploit the considerable investment that has been carried out. It is briefly described as follows:

## TRADE AREAS

The property has extremely well appointed trade areas and even though it was completely refurbished in 2022 and has a contemporary feel, it retains its period charm. It has two interconnecting rooms which have boarded floors throughout, beamed ceilings, part panelled walls and contemporary dining chairs and tables currently arranged to seat 28 diners. There is a feature, double-sided fireplace with beamed lintel over and real flame effect cast iron log burner installed. A fully equipped bar servery has panelled frontage. The servery interconnects with the CATERING KITCHEN.

CUSTOMER TOILETS, again appointed to an extremely high standard, completely refurbished during 2022.

At basement level is a BEER CELLAR with delivery access from the front of the property.

Well presented CATERING KITCHEN in three sections, providing a main catering area which has Altro non-slip flooring, fully sealed walls, a comprehensive selection of stainless steel catering effects and work surfaces, a top quality controlled induction oven, two Blue Seal turbo fan ovens and a four section, galvanised extraction canopy. There is a WALK-IN DRY STORE and a good size PREPARATION AREA, again appointed to a similar standard.

## OWNERS' ACCOMMODATION

Located at first floor, the owners' accommodation is arranged as follows:

**BEDROOM 1:** double with bespoke fitted wardrobes and boarded floor. **EN SUITE SHOWER ROOM** with modern suite of wash hand basin, WC and shower.

**DOMESTIC LOUNGE:** of good size with boarded floor.

**BEDROOM 2:** well-appointed double with boarded floor, walk-in wardrobe and **EN SUITE SHOWER ROOM** with modern suite.

## EXTERNAL

The gardens are the feature of the pub and are superbly landscaped with terraced, patioed and gravelled areas. They are conveniently located for the rear entrance and for the service of food from the kitchen. There are flagstones over two levels, currently providing external seating for up to 30 customers, but this area could seat considerably more. Two further lawned areas.

There is a gravelled car park with space for approximately 10 vehicles (if sensibly parked). **SERVICE COMPOUND** and block-built **OUTBUILDING** used for storage and laundry.

## THE BUSINESS

Our clients acquired the property in October 2021, at which time it was closed. They immediately undertook a complete refurbishment programme and reopened for trade in April 2022. We are advised takings for the first financial year amounted to £250,000 net of VAT. This trade was split 70% food sales to 30% drinks trade. The business operates on relatively limited trading hours, being open four days a week (Wednesday to Saturday) and is only open during the evening on Wednesdays.

Prospective purchasers will feel there is scope for development, particularly of the local custom, with an extension to the opening hours during the day in the summer months when this part of Oxfordshire is very popular with walkers and ramblers. Epwell itself has a well-known circular walk.



## TENURE & PRICE

**FREEHOLD £485,000** to include goodwill and fixtures and 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

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

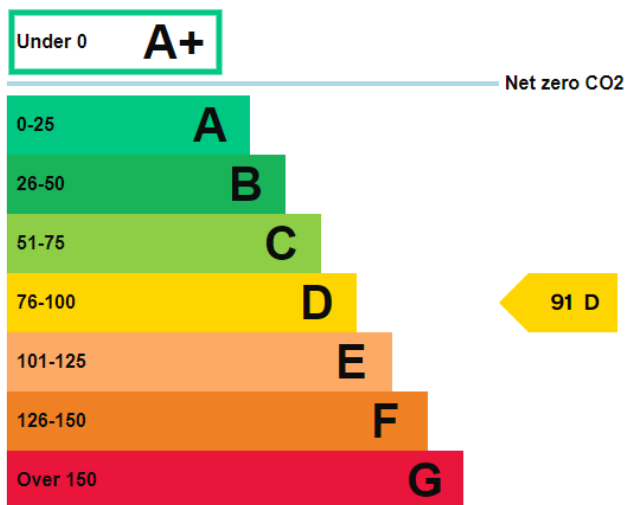
Sunday - Thursday: 10:00 - 23:00  
Friday and Saturday: 10:00 - 01:00

## SERVICES

The property has the benefit of mains electricity, water and drainage. Oil-fired central heating.

Local Authority: Cherwell District Council.

Rateable Value: £7,200 as at 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: 2269-7861-7176-0283-4404

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635