



Kings Head

92 East Street, Fritwell, Bicester, Oxfordshire. OX27 7QF

Tenure: Freehold

Price: £425,000

Ref: 93575

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Oxfordshire character village freehouse
- Main beamed and panelled bar (50)
- Restaurant (30)
- Three bedroom owners' accommodation
- Gardens and car parking
- Currently closed

Disclaimer

The photographs utilised in these sales particulars were taken by Sidney Phillips at a previous inspection when the Kings Head was open for trade and fully furnished. This is now not the case. The property has not operated as a public house for eight years, however as detailed below, apart from re-equipping the furnishings ready to open for trade, no major alterations are required.

Location

The village of Fritwell stands in East Oxfordshire, just one mile from junction 10 of the M40 motorway. It is the most desirable location in a very attractive village lined with Cotswold stone properties and at its very heart is the subject property, the Kings Head, which has now been closed for eight years.

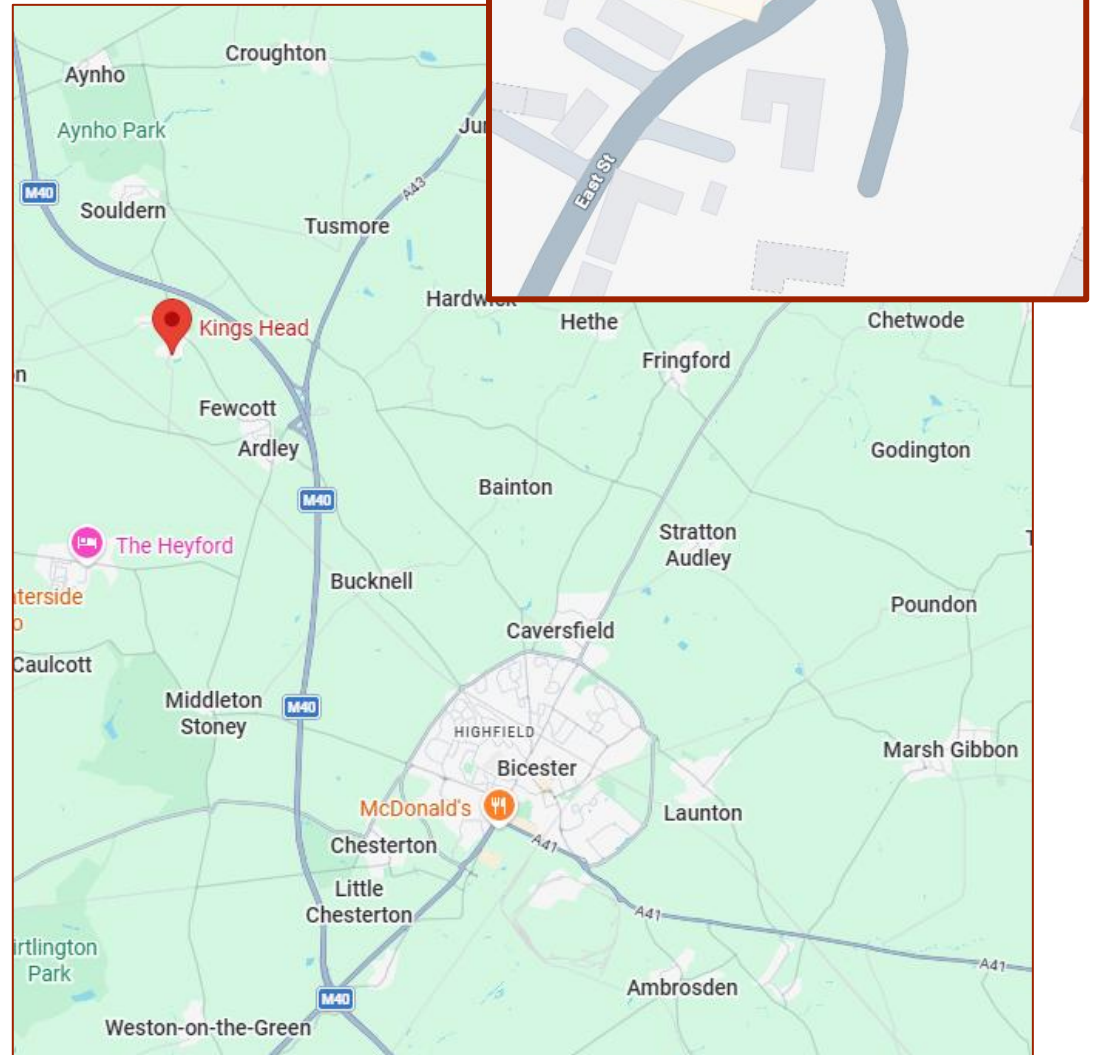
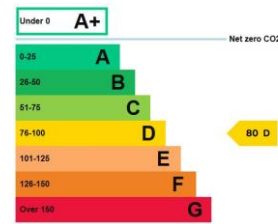
The Property

Our clients have been utilising the property as a family home for the last five years. They have been unsuccessful in obtaining planning permission for change of use to residential and have therefore decided to sell this outstanding property.

Whilst it has been closed for this period of time, the layout remains the same. Whilst the trading furniture has been sold, apart from re-equipping the building and obtaining a licence, little will be required to reopen for trade. The property must be viewed to be appreciated and is briefly described as follows:

Trade Areas

As one would expect from a property of this age and style, there is a wealth of period charm and character within the main building.



The MAIN BAR is of good size and retains the bar servery, beamed ceiling and part panelled walls; it also has a feature fireplace with Cotswold stone surround and double door access to the rear beer garden. When furnished, this room sat 30 customers but there was standing space for more.

Previously, the RESTAURANT was created from two smaller rooms, providing an intimate dining area which was naturally split by a double central fireplace. When fully furnished this room could seat approximately 30 customers.

Also at ground floor is a BEER CELLAR with direct access at the rear to the bar servery. There is the original CATERING KITCHEN, although this is not currently furnished to catering standard. DRY STORE/FREEZER ROOM offset. LADIES' AND GENTLEMEN'S CUSTOMER TOILETS.

Owners' Accommodation

As one would expect from a building of this size, the accommodation stretches across the full length of the first floor and can be approached by an inner staircase or an external staircase without going through the trade areas. It comprises the following:

- Large LOUNGE with fireplace
- BEDROOM ONE DOUBLE
- BEDROOM TWO DOUBLE
- BEDROOM THREE DOUBLE with fitted wardrobes
- KITCHEN with fitted units
- SHOWER ROOM with wash hand basin, WC and bath
- BATHROOM with bath and wash hand basin.

External

At the front of the property there is a feature PATIO AREA which is stone paved and has a well. To the rear, as previously referred to and with direct access from the main bar, is a good sized, gravelled TRADE GARDEN.





Historic Photograph



Historic Photograph

Large TIMBER OUTBUILDING which was previously utilised as a smoking solution, which now houses a general store/gymnasium utilised by our client. Gravelled CAR PARK which, when landscaped, will be able to cater for 18 or so vehicles.

The Business

The property was purchased by our clients just over eight years ago, initially as an investment, and was rented to independent tenants for two or so years.

For the last five years the property has been occupied by our clients who have been living in it as a domestic dwelling. Therefore no trading figures are available and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability that can be enjoyed at this outlet.

Tenure & Price

FREEHOLD £425,000

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

Licences

The premises licence has now lapsed.

Services

Mains electricity, water and drainage. Oil fire central heating. Bottle gas for cooking.

Rateable Value: £5,800 as at 1st April 2026.

Local Authority: Cherwell District Council, Bodicote House, White Post Road, Bodicote, Banbury, OX15 4AA. Telephone 01295 227001.



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

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