



NORTH ARMS

Mills Lane, Banbury, Oxfordshire OX15 6PY

Freehold Offers Over £295,000

- Thatched 17th Century village free house
- 2 character interconnecting bars
- 3 bed owners accommodation
- Large stone built outbuilding
- Gardens and car parking
- Currently closed and unfurnished

Ref: 91515

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LOCATION

The village of Wroxton is located 3 miles North West of Banbury on the A422 trunk route which leads ultimately to Stratford upon Avon. The village is a quintessential English community lined with Cotswold stone built property and is reputedly the most thatched village in England. At its heart is an open village green with duck pond, and just off the same is the subject property, the North Arms which is a character late 17th Century property which is Grade II listed. It has been closed since 2011 as in need of some considerable investment and refurbishment. The premises has no trade furniture.

The property is briefly described as follows:-

TRADE AREAS

MAIN BAR An interesting room of some character which is dominated by a feature inglenook fireplace with Cotswold stone exposed chimney breast and cast iron solid fuel burner installed. **BAR SEVERY** which has tongue and grooved panel frontage, heavy beamed ceiling, some fixed and loose seating, although currently not fully furnished, if it was so it would have a seated capacity of circa 20 to 25. Set of Ladies and Gentleman's toilet.

Second BAR / RESTAURANT, quarry tiled floor and its own inglenook fireplace of similar style with exposed cotwold stone chimney breast and beam lintel. Capacity to seat circa 20 customers if fully furnished.

CATERING KITCHEN has non slip tiled floor, with no other fittings it is in need of total refurbishment. Staircase leads to first floor providing immediate access to a room, freezer/dry store with walk in fridge (we are unaware if this still works).

BASEMENT beer cellar with delivery access to the front of the premises.

OWNERS ACCOMMODATION

Former domestic KITCHEN (unfitted), BATHROOM having a suite of wash hand basin, WC and bath. Domestic LOUNGE, BEDROOM 1 a double size with fireplace, staircase access to second floor with Bedroom 2 and 3 which interconnect the later being a good double size, the other being smaller double.

EXTERNAL

Large stone two storey barn constructed of Cotswold stone 5m x 12m, the smaller single storey stone constructed extension attached. There is tarmacaded car park with space for 10 – 12 vehicles, lawned BEER GARDEN enclosed with stone walling.

POTENTIAL

As previously referred to the property has been closed since 2011 therefore no recent trading figures are available. Our client acquired the same recently and therefore no knowledge of previous trading results. Prospective purchasers will need to reach their own conclusions as to the trading profitability which can be enjoyed at this outlet.

OVERAGE

This property is being sold with an overage. This covenant will be 80 years in length and 80% of any profit realised due to alternative use development will be payable to the beneficiaries.



TENURE & PRICE

FREEHOLD OFFERS OVER £295,000

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

Viewing strictly by appointment only.

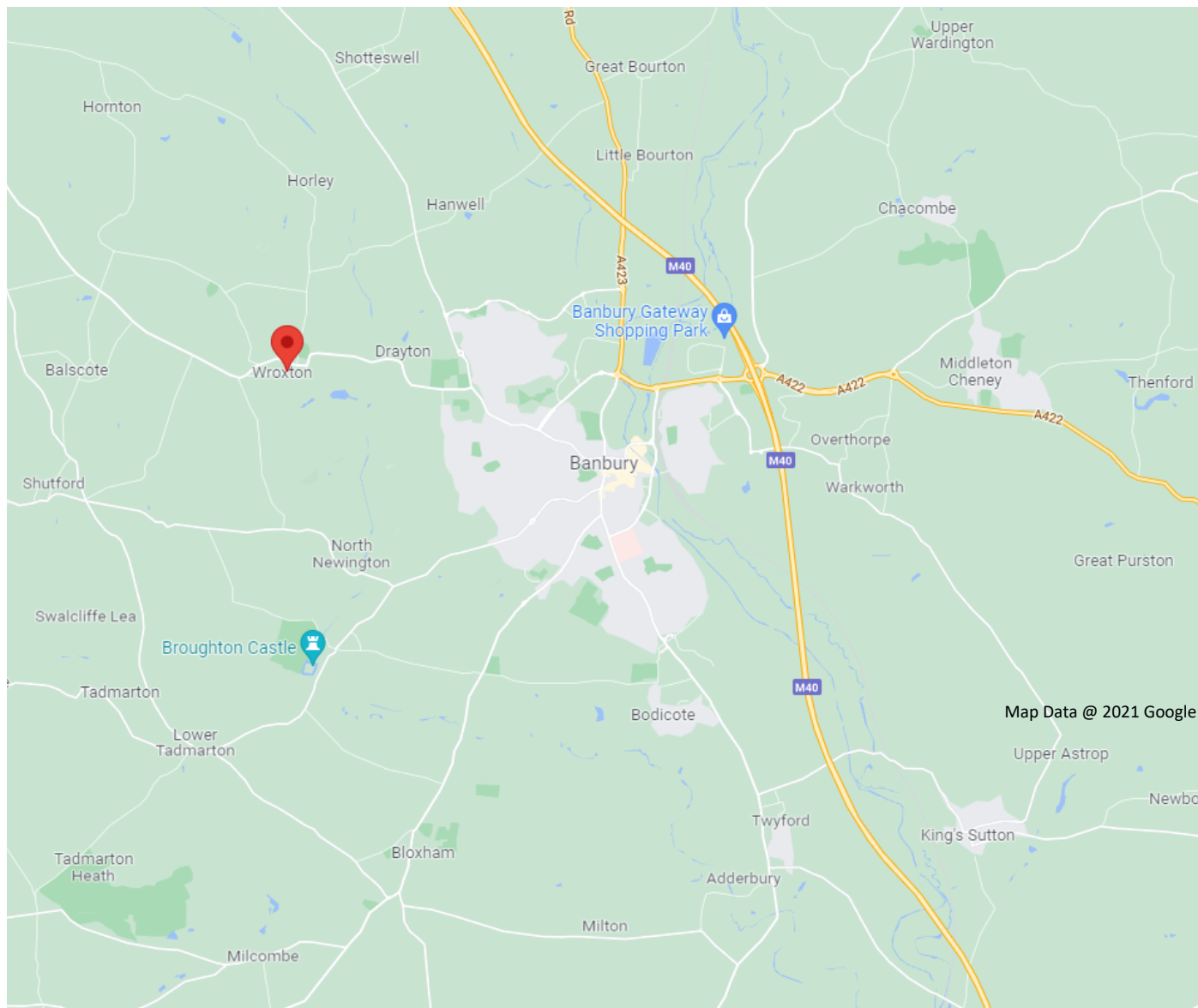
LICENCE

The premises licence has lapsed

EPC is not required as the property is Grade II listed.

SERVICES

Mains water, electricity and drainage



BUSINESS MORTGAGES

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