



The Swan Inn

1 Lower Street, Islip, Kidlington, Oxfordshire, OX5 2SB

Tenure: Leasehold

Price: £45,000

Ref: 94796

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

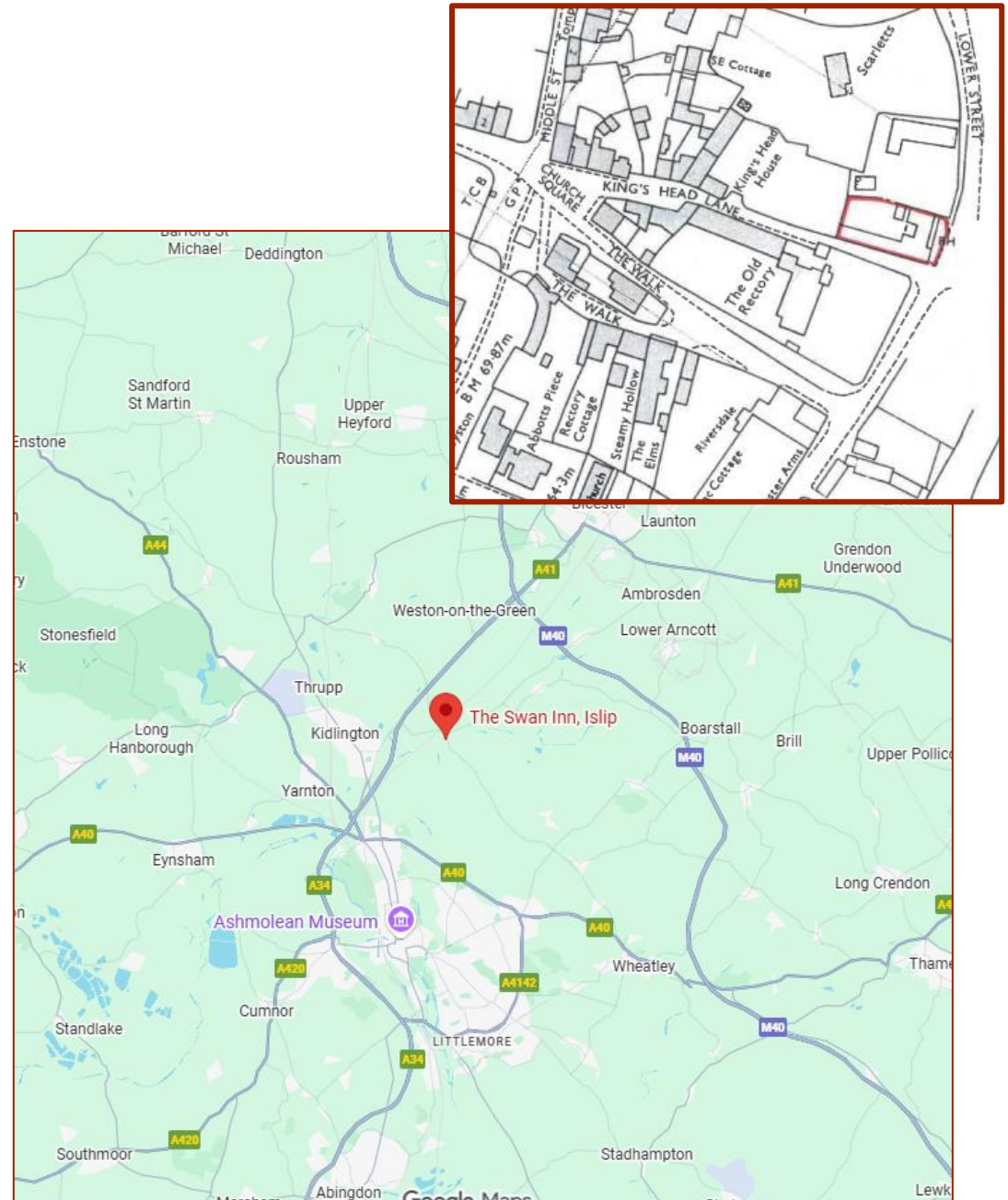
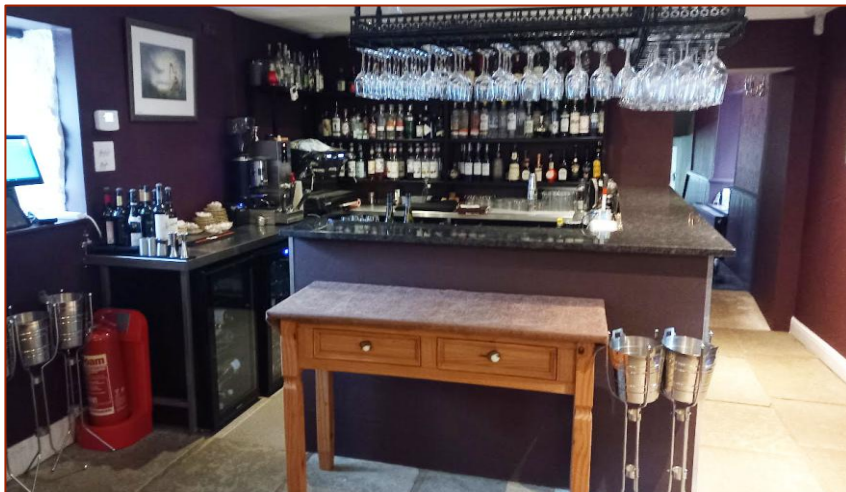
- Oxfordshire village high trading pub/restaurant
- Character bar (20) and two restaurants (50)
- Superb catering kitchen and service facilities
- Large enclosed trade garden seats approx. 60+
- Turnover £413,000 per annum
- Favourable free of tie lease
- Currently closed

Location

The village of Islip stands 8 miles north of the city of Oxford just off the A34 trunk route which connects with the M40 motorway at junction 9, some 4 miles distant. Woodstock and the renowned tourist destination of Blenheim Palace are 6 miles away. Islip stands on the edge of the Cotswolds and given that it is one of the most desirable and popular places in the UK to live, commands extremely high property values.

The Property

The Swan Inn is a very attractive Cotswold stone-built village country pub and restaurant with a wealth of period charm and character. It was completely refurbished a few years ago, the quality and extent of which will be evident to all who view. It now offers excellent and interesting dining and bar facilities as well as an outstanding kitchen and service rooms. It has an extremely well-established level of trade, generated from relatively limited trading hours.



Trade Areas

GROUND FLOOR

Entrance vestibule provides access into open-plan RECEPTION/LOUNGE AREA which is a room of immense quality and character as one would expect of a property of this age. It has Cotswold stone flagged floor throughout, part tongue and groove panelled walls, heavily beamed ceiling and assorted fixed and loose seating for approximately 20 customers but with standing space for more. A feature of the room is the serving counter from the galley style KITCHEN which is fully equipped and has Altro nonslip flooring and a comprehensive selection of stainless steel catering effects and work surfaces, two separate ceiling fitted extraction canopies and fully tiled walls. There is a further fully equipped PREPARATION ROOM.

LADIES' and GENTLEMEN'S TOILETS which are a feature having four individually named and designed WCs which generates much conversation and, indeed, even a 'favourites' competition.

To the rear of the main reception/lounge area is a second SNUG/DINING ROOM which has boarded floor, part tongue and groove panelled walls, open fireplace with Cotswold stone, exposed chimney breast and mantelpiece with beamed lintel over. This room is able to cater for 6-8 customers.

'CYGNET' RESTAURANT is located at the rear of the trading areas in what is a converted barn. It has a feature vaulted ceiling and carpeted floor although there is Cotswold flagged floor adjacent to the fully equipped servery. The room is well appointed with contemporary Bamford style dining chairs and tables currently arranged for 42-44 diners but could possibly seat more.



FIRST FLOOR

At one time this was owners' accommodation but is now arranged as follows:

STAFF ROOM with dressing area/locker room and separate WC adjacent. Large PREPARATION ROOM with nonslip flooring and fully sealed walls. This would at one time have been two separate bedrooms. There are a further two interconnecting rooms which are now utilised as an OFFICE but would have been the domestic lounge. There is a further room off which could have been utilised as an office.

BASEMENT

Traditional BEER CELLAR (not currently utilised for the provision of draught products).

External

There is a small narrow PATIO AREA to the front which could provide seating for 6-8 customers. A feature of the pub is the enclosed, terraced TRADE GARDEN arranged on three levels, two patio areas and a lawned area. The lower of the three sections has a permanently constructed timber framed arbour with pitched tile roof. When fully furnished this trade garden can comfortably seat 60+.

CAR PARKING is via a community car park which stands immediately opposite the pub and has unrestricted use. There is space for approximately 20 vehicles.

The Business

Our clients acquired the business in April 2022 when it was closed. They subsequently undertook a complete refurbishment programme

the quality and extent of which will be evident to all who view.

The Swan reopened for business in December 2022 since when it has operated just four days a week opening lunchtimes and evenings Wednesday to Saturday. Despite these relatively short trading hours, the pub has an excellent established reputation for its cuisine which is reflected in the trading results with accounts for the year ended 31st March 2025 showing takings net of VAT of £413,115. This trade is generated almost purely from the restaurant side of the business, and 71% gross profit is being achieved.

This is a high-quality dining venue which has been created and designed with the chef's requirements in mind. It provides excellent dining, catering and service facilities. There is clear scope to develop trade further with the real opportunity to open extended trading hours, particularly Sunday lunchtime and also utilising the potentially excellent trade garden.

The business closed for trade in early 2025.

Tenure & Price

LEASEHOLD £45,000 to include fixtures and fittings.

The Swan Inn is held on a full repairing and insuring lease from a private individual, for a term of ten years commencing April 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £27,000 plus VAT per annum paid monthly in advance, this fixed for the full term of the lease. An incoming party will not be required to provide a security deposit to the Landlord. 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.

Licences

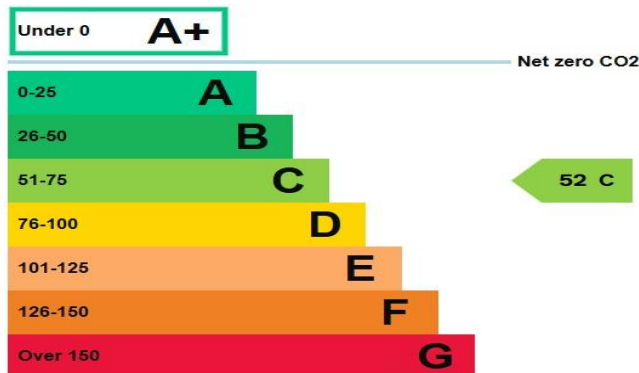
A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 11:00 – 23:00

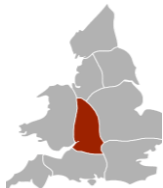
Services

All mains services are connected.

Rateable Value: £27,250 as at 01 April 2023

Local Authority: Cherwell District Council





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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