



The White Swan

Banbury Street, Kineton, Warwickshire, CV35 0JS

Tenure: Leasehold

Price: £125,000

Ref: 96668

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village centre freehouse
- Well appointed main bar (100)
- Seven well appointed en suite letting rooms
- Large trade garden (80+)
- Four bedroom owners' accommodation
- Games room/function room (60+)

Location

The village of Kineton lies on the River Dene in southeastern Warwickshire. It is part of the Stratford-upon-Avon district and it is estimated to have approximately 3,500 residents. Warwick is 9 miles northwest, Banbury 9 miles southeast and Stratford-upon-Avon 8 miles west.

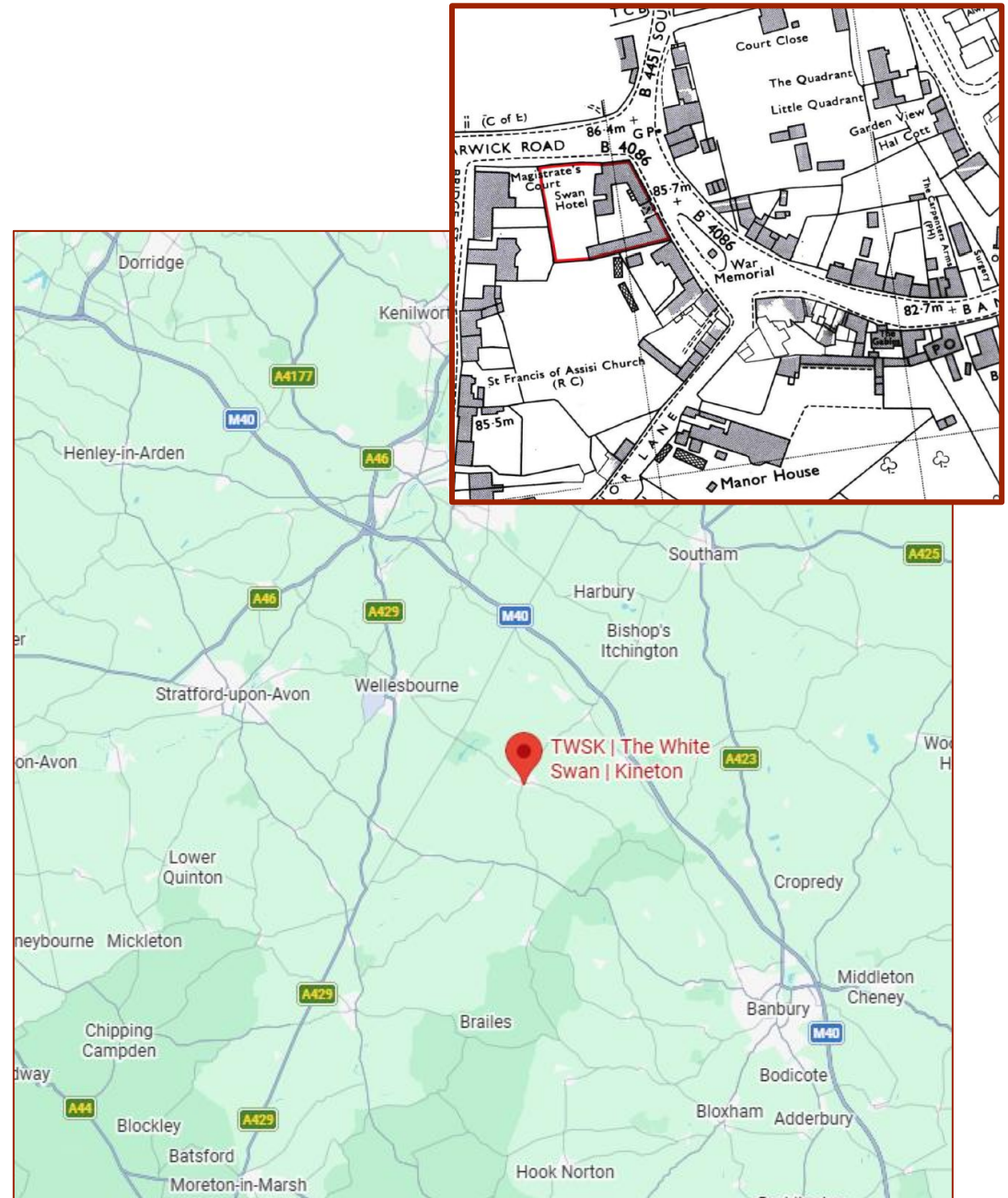
Kineton is located in the idyllic countryside of Warwickshire. The village retains a great deal of rural charm yet is home to a thriving community and numerous amenities. The village is close to the Fosse Way and the M40 motorway, and there are regular bus services to Stratford-upon-Avon, Banbury and Royal Leamington Spa.

The White Swan is situated in the heart of the village. It holds a prominent corner position on Banbury Street and Southern Road.

The Property

The White Swan appears to be constructed mainly of stone and brick with colourwashed elevations under a pitched tile roof. To the rear of the property and accessed through a coaching arch are seven well appointed, chalet style, en suite letting rooms with beamed and vaulted ceilings. Historically, these would have been the old stables.

The White Swan is a substantial property offering a large main bar, a restaurant and a first floor function room. It also has spacious owners' accommodation. It is briefly described as follows:



Trade Areas

MAIN BAR with beamed ceiling, laminate flooring, feature fireplace and seating for 100 at a selection of fixed, upholstered wall seating and slat back chairs. CENTRAL BAR SERVERY with panelled front. LADIES', GENTLEMEN'S and DISABLED TOILETS.

CATERING KITCHEN with six-section extraction unit, Altro nonslip flooring, tiled walls and a large selection of stainless steel equipment and effects. Ancillary to the kitchen is the PREPARATION AREA, refrigeration unit and spacious walk-in fridge. Access to the gardens.

RESTAURANT with beamed ceiling, exposed stone walls, feature stone fireplace with solid fuel burner and seating for 24. Access to trade gardens. UNISEX TOILET. Second toilet (not in operation).

FIRST FLOOR

GAMES ROOM with beamed ceiling, laminate flooring, two pool tables and two darts throws. Tongue and groove L-shaped BAR SERVERY. UNISEX TOILET.

BASEMENT

BEER CELLAR.

Staff Accommodation

GROUND & FIRST FLOORS

Previously utilised as serviced accommodation, comprising KITCHEN/DINER, LIVING ROOM, BEDROOM and BATHROOM.

Owners' Accommodation

FIRST FLOOR

KITCHEN, FOUR BEDROOMS, BATHROOM, OFFICE and TWO STOREROOMS.





Letting Accommodation

Seven en suite LETTING BEDROOMS, all well appointed with beamed ceilings, double beds and tea/coffee making facilities. Each room has direct access to the courtyard which allows easy access to the car park.

External

Lawned TRADE GARDEN which could comfortably seat 80 customers. OUTSIDE BAR (four beer lines). Inner courtyard with stone tile floor, wooden SMOKING SOLUTION and seating for approximately 40. Large tarmacadamed CAR PARK for 30 vehicles.

The Business

Our clients acquired The White Swan in 2019 and have since appointed the property to very high specification. Like many other hospitality businesses, our clients had a turbulent trading period during the Covid-19 Pandemic, but they succeeded in building a substantial trade offering accommodation, food and wet sales.

More recently, The White Swan has operated as a wet-only bar that also provides letting accommodation.

A room costs £70 per night and does not include breakfast.

Prospective purchasers will undoubtedly see the opportunity to offer food in the evenings and at lunchtimes and might also consider the introduction of a breakfast trade for overnight guests and members of the local community. Greater use might also be made of the current games room for functions.

Accounting information will be released to potential purchasers following a productive formal viewing.







Tenure & Price

LEASEHOLD £125,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The White Swan is held on a full repairing and insuring lease from a private individual for a term of 15 years, commencing in 2019. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable.

Rent is £52,000 per annum paid weekly in advance, subject to five yearly rent reviews. VAT is chargeable on the rental payments.

The tenant has an option every third year for a break clause. The lease is free of all trade ties.

The landlords have advised that they would grant a new lease with the terms to be agreed with a suitable applicant.

The property is elected for VAT. However, the sale is to be treated as a Transfer of Going Concern (TOGC) and VAT will not be chargeable on the sale price.

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

Licences

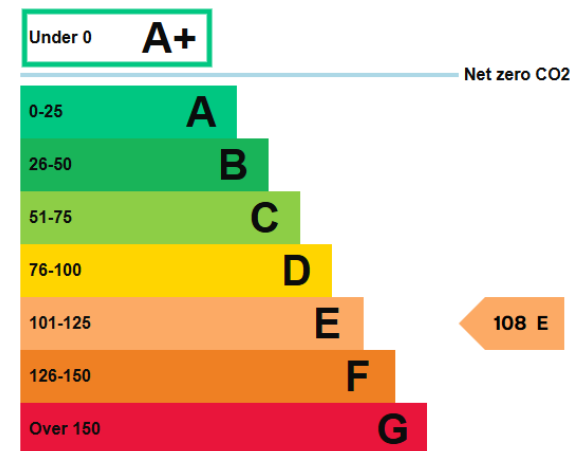
A Premises Licence is held.

Services

Mains water, drainage and electricity are connected. LPG for cooking and heating.

Rateable Value: £11,500 as at 1st April 2026.

Local Authority: Stratford-on-Avon District Council.





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Business Mortgages

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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.