

FREEHOLD PUB FOR SALE OXFORD



ROYAL STANDARD, 78 LONDON ROAD, OXFORD OX3 9AJ

- Affluent suburban high street position
- Nearby retailers include Starbucks, Sainsbury's Local, Little Waitrose and Boots
- Attractive pub with trade patio and sheltered smoking area to rear
- Site area approximately 424 sq m / 4,574 sq ft

FREEHOLD

UNCONDITIONAL OFFERS INVITED - (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling/letting agents

COUNF190

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Location

The property fronts London Road (A420) at its junction with New High Street approximately 2.5 miles to the east of Oxford City Centre. The pub is immediately surrounded by retail occupiers; a nearby Waitrose supermarket; Sainsbury's Local; Tesco Express; Boots; Starbucks together with a number of major banks including Barclay's, Lloyds and HSBC.

The nearest Railway Station is Oxford Train Station in the city centre.

A location plan is attached.

Description

An end of terrace two storey prominent corner property with part glazed tile, part rendered elevations beneath a steeply pitched tiled roof. Single storey extension to rear. Detached storage area. Lean to smoking shelter. Trade patio. There is also further customer seating to the side of the pub.

Internally the pub is set out as follows:

Ground Floor	Split level trading area with side servery decorated in a bright contemporary lounge style and dining area set up for 30 covers. Customer toilets including a disabled facility. Full commercial catering kitchen.
First Floor	Used for domestic purposes comprising four double bedrooms, living room, bathroom, office/wines and spirit store and domestic kitchen. Separate access to street level.
Basement	Chilled beer store with delivery hatch to front.
Externally	Additional cellarge contained within detached building together with bottle store.

Using the online Promap measuring system the approximate site/building footprint areas are calculated to be: -

Site Area	424 sq m (4,574 sq ft)
Building Footprint	263 sq m (2,836 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From informal enquiry of Oxford City Council, it is understood that the property has a Premises Licence permitting the sale of alcohol from 11:00am until 11.30pm Sunday to Thursday; and 11.00am until midnight Friday and Saturday.

Planning

From enquiry of Oxford City Council, we have been advised that the property is neither listed or situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £30,000.

Basis of Sale

The property is being offered for sale freehold subject to lease. Unconditional offers are invited.

Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact James Grimes or Annabel Magnay on – Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com

EPC

An EPC report has been commissioned and will be made available upon request.



Source: Google Maps. Not to scale - Provided for indicative purposes only.

