

LONG LEASEHOLD PUB FOR SALE

Cowley, Oxford



Bullnose Morris, Watlington Road, Oxford, OX4 6SS

- Large site area of approximately 3,033 sq m (0.75 of an acre)
- Outside trade patio.
- Circa 50 car parking spaces
- Residential accommodation.
- Free of tie lease.

LEASEHOLD

UNCONDITIONAL OFFERS INVITED (plus VAT if applicable)

SUBJECT TO CONTRACT - Sole Selling Agents

COUNL219

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Location

The property is situated within an area administered by Oxford City Council. It lies approximately 5 kilometres (3 miles) south east of Oxford city centre and railway station. The Kassam football stadium and the Ozone Leisure Park is situated less than a mile south west from the subject property. Trains run frequently into London Paddington and Marylebone with the fastest journey time into London being 52 minutes. Coaches including the Oxford Tube run every 12 minutes with a journey time of circa 1 hour and 40 minutes into central London. The main surrounding area comprises residential accommodation with a mix of retail and commercial properties.

Description

A predominately single storey detached, purpose-built property with two storey accommodation rear, patio at the front and car park to side and rear.

Internally the pub is set out as follows:

Cellar area	Situated on the ground floor and comprising a cold beer store.
Trading area	Spilt levels with a central servery, WC's, pool table, dart board, commercial trade kitchen and office.
Managers	Ground floor – Dining room, kitchen, lounge, toilet and shower room.
Accommodation	First Floor – Three double bedrooms and a bathroom

Using the Online Promap measuring system we calculated;

Site Area	3,033 sq m	(32,649 sq ft)
Building Footprint	762 sq m	(8,201 sq ft)

NB: The floor areas set 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 enquiry of the Oxford City Council it is understood the property has a Premises Licence permitting the sale of alcohol from 11.00am until 11.00pm Monday to Saturday and from 11.00am until 10.30pm on Sunday.

Planning

From informal enquiry of the Oxford City Council it has been established that the property is neither listed nor situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £89,000 with effect from April 2017.

Tenure

The pub is held by way of a 99-year lease with effect from March 1966. The lease is free of all ties and the current passing rent is £975 per annum, without review.

Basis of Sale

Premium offers invited for the leasehold interest.

Viewing

Neither staff nor 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

Google Maps. Not to scale - Provided for indicative purpose

