

WATERSIDE FREEHOLD PUB FOR SALE ON 3 ACRES SHABBINGTON (NEAR THAME, BUCKS)



OLD FISHERMAN, MILL ROAD, SHABBINGTON, BUCKS, HP18 9HJ

- Attractive rural village setting abutting the River Thames
- On-site parking with adjoining waterside beer garden backing onto open countryside
- Well-positioned within easy reach of Thame and Aylesbury
- Characterful public house with traditional features and flexible trading areas
- Total gross internal area of approx. 5,845 sq ft

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £700,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF336

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Location

Situated on Mill Road in the rural village of Shabbington, the Old Fisherman occupies a peaceful setting on the banks of the River Thames. The property benefits from a prominent position on a roadside bend, within this attractive countryside location, popular with walkers, cyclists, and visitors to the surrounding villages.

The nearby market town of Thame lies approximately three miles to the west, offering a range of amenities, whilst the larger centres of Aylesbury and Oxford are within easy driving distance. Rail connections are available from Haddenham & Thame Parkway railway station, providing regular services into London Marylebone station in under an hour.

[Link to Street View](#)

Description

The property is of traditional character, constructed on two storeys with painted rendered elevations beneath a pitched tiled roof. The property retains a charming, period appearance consistent with its rural village setting. Externally, the premises benefit from a good-sized car park to the front and side with circa 41 spaces, together with a beer garden that adjoins open countryside, providing an attractive outdoor trading environment.

Internally, the ground floor offers a main bar area with exposed features and a welcoming layout, providing space for both casual drinking and dining. A separate seating area enhances the trading flexibility set up for circa 100 covers. Ancillary areas include a commercial kitchen to the rear, customer W.C. facilities, and storage space.

The upper parts provide private residential accommodation, comprising a two bed managers flat plus three bed staff accommodation.

The property has the following approximate gross internal floor areas (floor plans provided below):-

Ground Floor:	380 sq m (4,096 sq ft)
First Floor:	163 sq m (1,751 sq ft)
Total:	543 sq m (5,845 sq ft)

Nimbus Maps measurements:

Building Footprint approx.	479 sq m (5,156 sq ft)
Total Site Area approx.	13,695 sq m (3.384 acres)

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

The property is believed to be connected to all mains services.

Licensing - [Link to Premises Licence](#)

Permitted to sell alcohol Sunday to Thursday from 10:00am-midnight and Friday and Saturday from 10:00am-1:00am.

Planning

The property is neither listed nor in a conservation area.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £27,000 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £700,000** (VAT may be payable in addition).

EPC – Will be made available within legal pack.

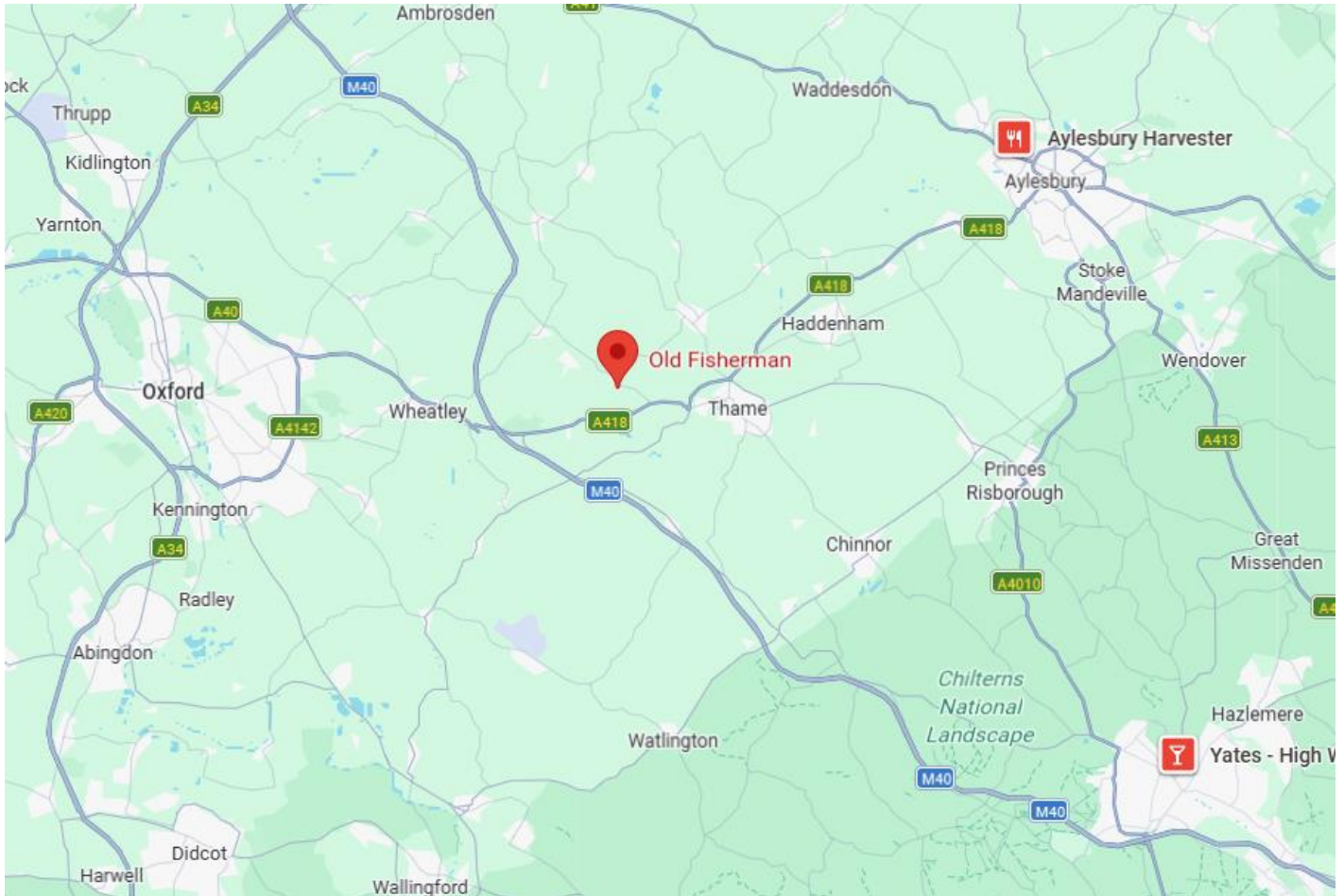
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

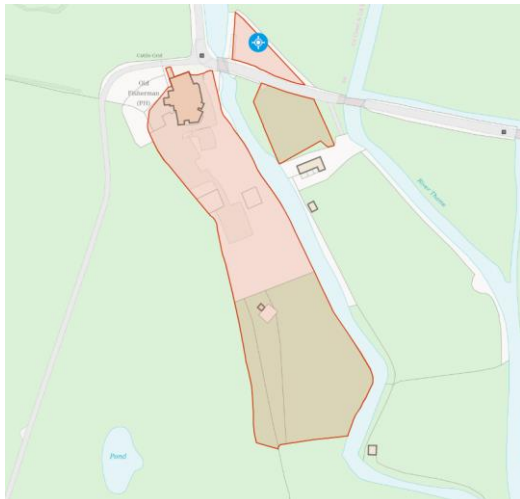
Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



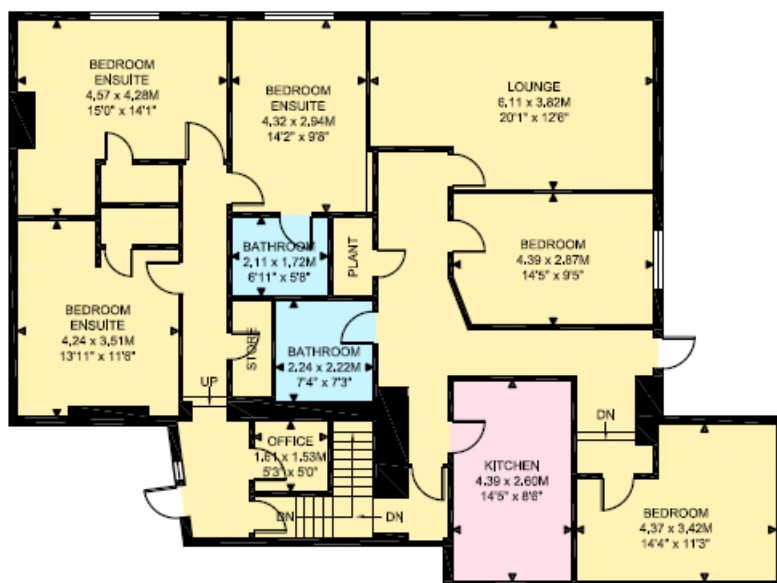
Nimbus Maps. Not to scale - provided for indicative purposes.

Floor Plans

Ground Floor

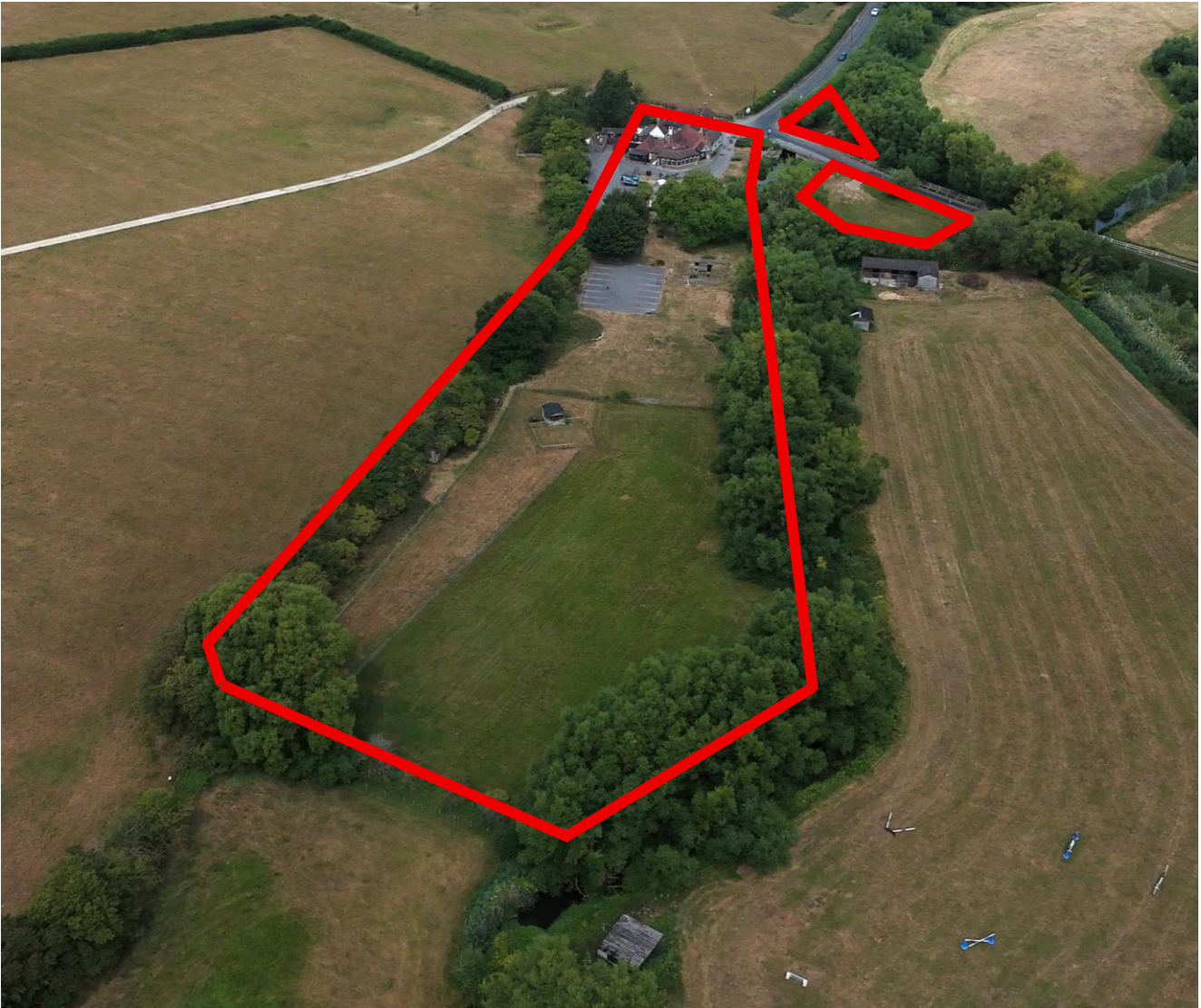


First Floor









Red lines drawn for indicative purposes only.