



**pf**  
RETAIL

MAIN ROAD, ARDLEY WITH  
FEWCOTT, OXFORDSHIRE  
FREEHOLD FOR SALE

# FREEHOLD FOR SALE

FORMER FOX & HOUNDS PUBLIC HOUSE

MAIN ROAD, ARDLEY WITH FEWCOTT, BICESTER, OXFORDSHIRE OX27 7PE



## Location

Ardley with Fewcott is a popular Oxfordshire village located in a short distance from Bicester (6 miles), Banbury (13 miles) and Oxford (18 miles). There are excellent transport links with Junction 10 of the M40 in close proximity and national rail services from nearby towns.





## Description

The Fox & Hounds public house is a predominant two story property under a pitched and tiled roof with two storey rear and side extension. The facade is rendered with bay windows to the front of the property and a covered portico entrance.

The present owner has removed all of the previous tenants fixtures and fittings and will need extensive remodeling.

There is a large double height stone built barn/outbuilding under a pitched slate roof situated towards the rear of the plot. It was previously used for events and has the capacity for circa 80 covers and was replete with its own stage and bar. There is parking for approx. 20 cars with space to increase.

To the rear of the property is an enclosed large grassed trade garden easily capable of capacity for in excess of 60 seated covers if using traditional six seater park benches and there is also a further private garden to the side of the property which could and also accommodate an additional 40 covers if desired.

## Accommodation

The primary access is from the rear of the property via the car park entering into a former public bar area.

The main trading area is adjacent exposed timber beams throughout and bay windows result in an abundance of natural light. This area would cater for approximately 40 seated covers depending on layout. To the rear is an additional room which could be used either for private dining or additional storage.

There were also two ancillary rooms previously used as wash/prep kitchens and additional storage. Ground floor cellar with separate rear access.

The extensive private accommodation used to consist of four double bedrooms lounge and bathroom over first floor.

There was an additional self-contained one bedroom apartment situated on the first floor with en-suite previously used as a letting room.



### **Business Rates**

The property is in an area administered by Cherwell Council. The 2017 Rateable Value has been assessed at £7,200.

100% small business rates relief might apply to this property. The domestic accommodation is within Band B for council tax purposes.

Interested parties should make their own enquiries with the Local Authority to verify this information.

### **Freehold**

Offers in excess of £600,000 excluding VAT at the prevailing rate

### **Planning**

We have made enquiries with the local authority and can confirm the property is not listed but does lie within a conservation area. For further information please contact the local authority.

### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

### **EPC**

An Energy Performance Certificate will be available upon completion.

### **VAT**

VAT, if applicable, will be charged at the standard rate.

### **Licence**

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday - Thursday 10:00am - 00:30am

Friday - Saturday 10:00am - 01:30am

For further information or an appointment to view please contact:

**Paul Faulkner**

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