



SPROSEN
BUSINESS SALES, VALUATIONS AND CONSULTANCY

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THE HAND AND SHEARS

Church Road, Church Hanborough, Nr Witney

Oxfordshire OX29 8AB

Ref: 377

£22,000

- PICTURESQUE OXFORDSHIRE COTSWOLD VILLAGE PUB
- CHARACTER BAR AND DINING SPACE WITH CIRCA 90 COVERS
- LARGE CATERING KITCHEN INCLUDES WALK-IN COLD ROOMS
- AL FRESCO SEATING SPACE TO FRONT
- THREE-BEDROOM OWNERS QUARTERS IN GOOD CONDITION
- FAIR MAINTAINABLE TRADE ESTIMATED £240,000 PA NET OF VAT

£22,000 is thought to be the minimum amount of cash needed in order to secure this excellent business.

For further information please call:
Bruce Sprosen on **07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

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LOCATION

Set in the village of Church Hanborough, close to the A40. The pub is close to both Oxford and Whitney and is not far from the main A40 which is a fast road all the way to Cheltenham.

Found on the eastern edge of the Cotswold hills, this picturesque village is a stunning place in which to live and work.

THE BUSINESS PREMISES

Have all been recently refurbished.

There is a plethora of period features such as exposed Cotswold stone walls, stripped wooden floors, an open fireplace and a centrepiece wood burning stove.

There is multi-levelled seating for around 90 in total which includes...

Public Bar Area



Dining Area



Further Raised Dining Area



Ladies and Gents WC's

The property as well offer private functions as it is easy to subdivide trading space.

Large Catering Kitchen

Boasts a full range of commercial equipment including walk-in fridge and freezer plus ample storage.

OWNERS QUARTERS

First Floor

Well-presented and good-sized accommodation with lounge and bathroom.

OUTSIDE

To the front there is picnic bench seating for around 20 and plenty of parking on surrounding roads.



THE BUSINESS

There is great potential to build on this stable business.

There are particular opportunities to develop food sales in what is an affluent area and to enhance the bar trade.

Fair maintainable income for this business has been estimated at £246,307 with a wet/food split of 40/60.

We are unable to warrant any trading figures.

TENURE

The Hand and Shears is offered on the basis of a brand new three-year fixed term or renewable tenancy with Charles Wells Limited.

There is a Wet Tie to Charles Wells.

Annual rent is subject to discussion but estimated to be £20,000.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.