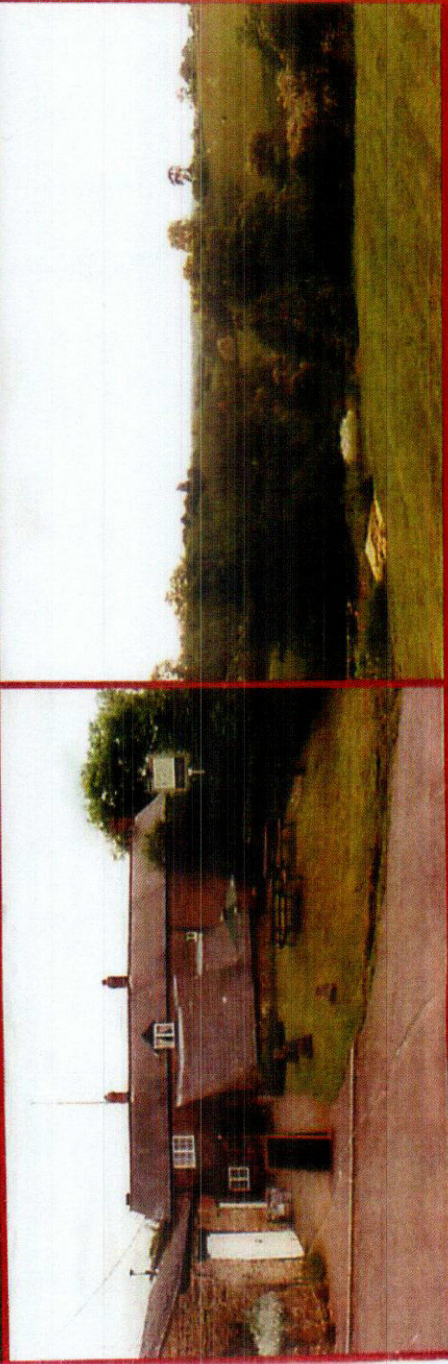


BISHOPS BLAIZE

Burdrop : Sibford Gower : Oxfordshire : OX15 5RQ



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COTSWOLDS

Idyllic village setting

Character building in elevated position

*Superb countryside views from pub
and gardens*

*Open plan bar and dining areas –
planning consent to extend*

*Excellent 3 bedroom private
accommodation*

**FREEHOLD & CONTENTS
GUIDE PRICE £600,000 + SAV**

SOLE SELLING RIGHTS

W-91053

BISHOPS BLAIZE, BURDROP

OVERVIEW

The Bishops Blaize provides an excellent opportunity for purchasers to acquire a public house in a village location with excellent views over the Cotswold countryside. The pub is available as the owners wish to relocate closer to the family home and after improving the premises reluctantly offer the pub for sale.

The nature of the trade will enable any purchaser to be involved in the local community as there is a good level of wet trade, which is complemented by significant food income from tourists and the surrounding villages and towns. This increases during the summer months as people are attracted to the elevated gardens.

Our clients have obtained planning permission to extend the restaurant which will then enable operators to benefit from improved year round trading.

LOCATION

Sibford Gower is positioned just off the B4035 which links Banbury to Shipston on Stour, in an area of the Cotswolds which provides idyllic rolling countryside. The area is well known as a tourist attraction, it also provides purchasers with an idyllic location in which to live within easy travelling distance (about 9 miles) of Banbury, a town which sees continued expansion primarily due to its accessibility to the M40 junction 11.

One of the strong features of the Bishops Blaize are the countryside views which attract significant customers to the beer garden and therefore an inspection is highly recommended.

THE PROPERTY

The Bishops Blaize provides a classic detached cottage style public house in a Cotswold village, constructed with stone elevations under a pitched tile roof on ground and first floors. The premises have been extended to the rear and also benefit from a single storey barn/storage area to the front. The pub provides character open plan trading accommodation with beams, exposed stonework, a feature fireplace, as well as a well equipped trade kitchen and three bedroom private accommodation. At the front of the premises is a small beer garden and to the rear a terraced area leading on to large lawns with views across the Cotswold countryside.

THE BUSINESS

The pub attracts good local wet trade throughout the winter and summer. The food offering attracts both locals and tourists with average main courses being circa £12 per head, the trade increases in the summer with people wishing to use the gardens. We are awaiting profit and loss accounts which will be provided when available to interested applicants.

ACCOMMODATION

Briefly comprising the following:

GROUND FLOOR

BAR with feature curved bar servery, beams, feature fireplace with wood burner, this area leads to the DINING AREA which provides circa 24 covers, feature beams, views over the gardens and across the Cotswold countryside.

LOUNGE AREA - at lower level than main bar, is a further area presently containing soft furnishings but could alternatively be used for further dining. This area provides access to the beer terrace.

TRADE KITCHEN which is well equipped with tiled walls and fridge/freezer room.

TOILETS

Gents - urinals, WC and three wash hand basins.
Ladies - 2 WCs and two wash hand basins.

BEER STORE - temperature controlled.

FIRST FLOOR

Accessed either from car park level or from within the ground floor of the public house, it provides three bedrooms, lounge and bathroom with bath, wash hand basin and WC.

The upper floors provide good views and an attractive living environment.

OUTSIDE

BARN - at the front of the premises is a former barn used for storage which may offer the potential for letting accommodation or further trading areas, subject to obtaining the necessary consents.

BEER GARDENS - to the front of the premises is a small level grassed area used as a beer garden.

To the rear is the feature terrace and beer garden, with excellent views across the adjacent countryside. There are also additional grounds, adjacent to the village road, at a lower level than the main beer garden.

CAR PARK - provides circa 20 spaces.

PLANNING

We have been advised by clients that planning permission exists to extend the ground floor restaurant area over part of the beer terrace. Plans will be provided to interested parties.

SERVICES

The premises are connected to mains water, electricity and drainage. Oil fired central heating.

BUSINESS RATES

The property is within the area administered by Cherwell District Council and the current rateable value is £10,150.

PREMISES LICENCE

On 24th November 2005 all old Justices Licences ceased to have any effect. From that date all licensed premises require a Premises Licence. For further information please contact the Bristol office.

TENURE

Freehold.

FINANCE

Marlborough Leisure is the finance brokerage recommended by Fleurets, they deal only with loans for hotels, licensed and leisure properties. Marlborough can provide detailed information regarding the likely opinion of banks as to any borrowing requirements you may have. They will provide you with a detailed quotation specifying the likely interest rate, fees and other relevant information.

Marlborough is entirely independent from Fleurets and we receive no commission in respect of agency matters where Fleurets is acting for the vendor. Contact Marlborough on Freephone 0800 389 7659 or 020 7613 4343.

VIEWING

Under no circumstances must any direct approach be made to the present occupier or staff. It is recommended that interested parties should view the premises initially on a discreet basis as a customer. Full internal viewing will then be arranged strictly by appointment only through Fleurets as below.



DISCLAIMER

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FURTHER INFORMATION

For further information please contact **CHRIS IRVING** or to arrange a viewing please contact **JO MILLS** on **0117 923 8090**.

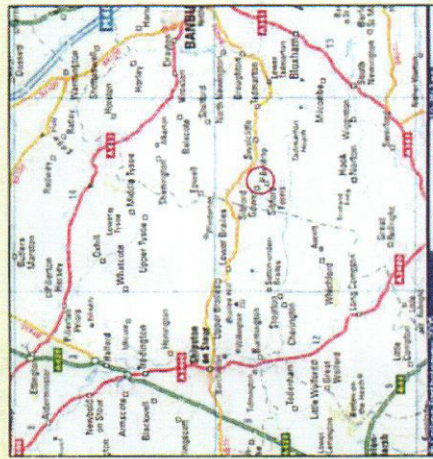
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Property Details

- Heavily Oak Beamed open plan trading areas on split levels with many original features including Inglenook Fireplace Priest Hole
- Proven historic sales consistently on £225,000 gross pa 60% Wet to 40% Dry - 8 years accounts pre-2005 available
- Your opportunity to develop something special to your own "vision"
- Three bed roomed owners home with private entrance
- The whole business and home in need of cosmetic renovation - possible barn conversion
- Extensive 2 ½ acre of Inspiring grounds within rolling Cotswold country side with the village as a backdrop

THIS IS POTENTIALLY
A MOST EXCEPTIONAL
BUSINESS AND FAMILY
HOME ALL WITHIN A RARE
AND QUINTESSENTIALLY
YE OLDE ENGLISH INN IS
OFFERED AT AN ASKING
PRICE OF £450,000
FREEHOLD

£450,000
FREEHOLD

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SELLING
RIGHTS**

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LOCATION (OX15 5RQ)

The village of SIBSON GOWER is located approx 10 miles from the ANCIENT MARKET TOWN of BANBURY. Follow the B4035 towards SHIPSTON -on- STOUR following signs for SIBSON GOWER & SIBSON passing through the villages of Broughton & Tadmarton. From Shipston- on- Stour follow the signs for Banbury passing through the villages of Upper & Lower Brailles. STRATFORD upon AVON, WARWICK, MORTON in the MARSH, CHIPPING NORTON and the glories of the COTSWOLDS which are steeped in the history of OLDE ENGLAND and amongst some of Gods most glorious countryside provide for the setting of this Sib Valley Village and its 17th C stone built "local". Even in 1782 it was known as THE OLD INN and was re-named BISHOP BLAIZE after local association with the wool trade and markets of the Cotswolds.

PROPERTY DESCRIPTION

A particularly appealing and unspoilt by time 17th Century Inn, constructed in mellow Cotswold stone under assorted pitched Welsh slate roofs being completely detached and set on approx 2 1/2 acres within the village boundaries, indeed, potentially the quintessential "Roses around the doors" English Village Pub.

INGLENOOK SNUG (12) with a large wood-burning stove is without doubt an exceptional feature of this OLDE ENGLAND INN. Snuggling into its deep set INGLENOOK fire place of old local stone with heavy dark beam above (horse brass's of course would finish the picture off) seats are set into the Inglenook and it is believed that in early days this provided a "priest hole" and is now a most popular feature of the Inn. The area has a low oak beamed ceiling and a hard wearing red tiled floor. THE BAR SERVERY which is of unusual curved construction with Real Ale WICKETS and Bright Beer pumps. MAIN LOUNGE (36) has a beamed ceiling, exposed stone walls, with views through the paneled windows of the splendid views over the gardens. A most delightful and bright room. LOWER SNUG (10) This room has also been used for pub games such as darts.

BEER CELLAR is on the ground floor for ease of use. CATERING KITCHEN has a full range of light COMMERCIAL equipment, fully tiled with non-slip floors and S/S canopy extraction.

Further storage and refrigeration space is provided extending off the main kitchen, which has external access. LADIES & GENTS toilet facilities are well to the standard of this Inn.

OWNERS HOME

The HOME has its own PRIVATE & SEPARATE entrance along with secure YARD enabling total privacy to its owners. There are THREE BEDROOMS all of double or twin size with period features and lovely views along with PRIVATE LOUNGE with country views, generous FAMILY BATHROOM (further accommodation could be made available in a BARN CONVERSION - subject to P.Ps).

EXTERNALS

In need of bringing back to it's former glory which could be easily achieved with the use of agricultural plant from local farmers. As they say "seeing is believing"! Set on approx 2 1/2 acres the Inns externals are most certainly a jewel within an already rich crown. There are PATIO areas, walks, formally landscaped gardens and splendid views down over the sheep-strewn hillside and across the surrounding fields which on a clear day stretches into Gloucestershire and Warwickshire -altogether "inspiring".

To the pubs frontage there is a barn, which is suitable for conversion as an extended family home, bed & breakfast or holiday let. A large car park (20) provides direct access to the pub and its gardens. There is an overgrown grass area to the front of the building, which could be used for picnic tables. PPs are in place for a restaurant extension.

PREMISES LICENSES

We are advised that the business has not renewed its premises license however we are advised that upon application this will be reasonably re-granted. A PERSONAL LICENSE will be required (our associate training company can assist with this).

TENURE

We are instructed to offer the business as TOTALLY FREEHOLD and FREE of ALL TIES.

SERVICES

Mains Electric, Waters and Sewage are connected with Central Heating by Oil.

THE BUSINESS (CURRENTLY NOT TRADING)

Our clients have owned the property since 2005 however have not operated it as a business throughout this time, the previous owner enjoyed running the business from 1997 till this date and enjoyed an exception lifestyle for themselves and their family, then purchased a residential property locally to retire to. Sales to y/e 31/03/05 show £225,000 Gross with a sales split of 60% Wet to 40% Dry - No machine Income- (130 Beer Barrels - @ 288 pints). A Recon Net Profit of £60,000 was easily achieved (after adding back personal and exceptional expenses).

A NEW OWNER could take advantage of extended opening hours and further focus on the FOOD element of the business, having been of low interest, which could easily develop up to £400,000 pa with a potential Net Disposable Profit of £120,000, along with possible income from a conversion of the barn. This is an ideal family run business and should be of interest to both corporate buyers and discerning private purchasers.

IF A LITTLE UPGRADE PROJECT IS WITHIN YOUR PLANS AND WITH A LITTLE IMAGINATION THIS COULD BE YOUR OPPORTUNITY TO DEVELOP A "TROPHY" INN WITH DEFINATE "TOP DRAWER" POTENTIAL

The business was viewed by GRAHAM ALLMAN who will be delighted to discuss the opportunity with you 7 days a week on 07765 512 208. Please note the pictures were taken during the trading period in 2005, and do not reflect the current state of the building. With reasonable investment it can be restored to it's former glory. No structural work is required, purely cosmetic by way of decor, partial refurb and landscaping.

Viewings appointments can be made via one of GA-SELECT Business Managers on 01530 41 41 40 who can also refer you to experienced solicitors, accountants, and other trade experts.

"The Professional Business Decision"

BUSINESS FINANCE FOR PURCHASE of a LICENSED PROPERTY: GA SELECT will be pleased to contact our ASSOCIATE COMMERCIAL FINANCE SPECIALIST on your behalf to engineer the necessary finance package for you at preferential rates and for a period of up to 30 years. Our Business managers will make the contact on your behalf and initial opinions will be offered by our associate at no charge. Alternatively talk to GRAHAM ALLMAN for advice who is licensed by the OFT to give such advice; License No 520042.

VIEWING: ALL APPOINTMENTS must be made by GA SELECT by calling 01530 41 41 40. Our business managers will request your purchasing position then confirm the viewing arrangements back to you. Your viewing will be followed up by a call from either a Business Manger or sales Director. All properties are left on our web site until contracts have completed.

PROPERTY MISDESCRIPTIONS ACT: GA SELECT give notice that for themselves, their associates, vendors or lessees of the property or business that...

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- 7) It must not be assumed that photographs are current or untouched nor that contents within them are included in the sale.