



 Hotels

 Restaurants

 Pubs

 Leisure

 Investments

Fleurets 
Leisure Property Specialists

For details of properties for sale or to let nationwide visit [fleurets.com](https://www.fleurets.com)

The White Swan

Pretty Bush Road, Wigginton
Oxfordshire OX15 4LE

Freehold
Offers in the region of
£250,000 + VAT

Village location
Character features
2 bed private accommodation
Beer garden
Car park

SELLING RIGHTS
REF: W-93031

VIEWING

Strictly by appointment only through Fleurets West & South Wales Office.
An initial discreet viewing as a customer is highly recommended.

LOCATION

The pub is located in the village of Wigginton, lying halfway between Banbury and Chipping Norton on the River Swere, conveniently located for the M40 motorway.

DESCRIPTION

Character public house with stone elevations under a pitched tile roof, gardens and car park.

TRADE

The pub would suit an operator willing to run both a wet and food-based village pub.

ACCOMMODATION

Ground Floor

The pub provides a BAR/RESTAURANT with inglenook fireplaces, original flagstone floors, exposed beams.

TOILETS:Ladies: 2 WCs & wash hand basin

Gents: 3 pods, WC & wash hand basin

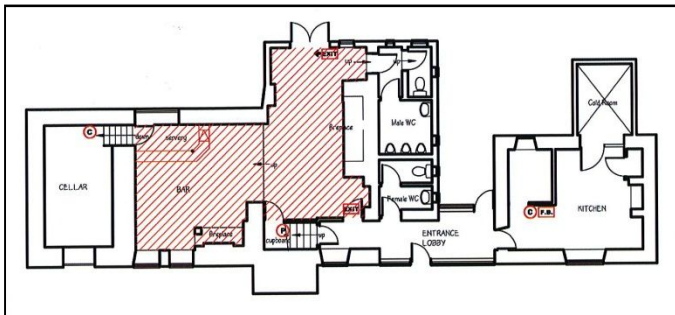
Temperature controlled BEER STORE

KITCHEN

First Floor

2 BEDROOMS, LIVING ROOM and BATHROOM

LAYOUT PLAN



TENURE

Freehold

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 - midnight

Friday - Saturday 10.00am - 1.00am

For full details of the premises licence, please contact Fleurets.

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Cherwell District Council and we are advised that the current Rateable value is £5,600. The domestic accommodation is within Band A for Council Tax purposes.

SERVICES

To be advised.

PLANNING & DEVELOPMENT

The premises are within the Wigginton Conservation Area.

NOTE

Please note Fleurets have not inspected the property, details and photograph have been provided by Hook Norton Brewery. Full access can be arranged. Full details and current photographs will be provided shortly.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

An EPC has been requested.

FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

LOCATION PLAN



Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100004772.

For further information please contact: Chris Irving at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090 F 0117 923 8470
E bristol@fleurets.com
fleurets.com

Fleurets
Leisure Property Specialists