



-  Hotels
-  Restaurants
-  Pubs
-  Leisure
-  Investments

**Fleurets**   
Leisure Property Specialists

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## Chandlers Arms

Sibford Road, Epwell, Oxfordshire OX15 6LH

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

Cotswold village  
Restaurant, bar  
Gardens  
Car park  
2 bed private accommodation

SELLING RIGHTS  
REF: W-93032

### VIEWING

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

### LOCATION

Epwell is located midway between Banbury, Shipston on Stour, and Chipping Norton, with Stratford upon Avon circa 15 miles away. The pub benefits from being located in the attractive characterful village in the heart of the Cotswolds, representing a desirable and accessible location to live and trade.

### DESCRIPTION

Traditional Cotswold stone village pub believed to date from the 17th Century, constructed on ground and first floors and later extended, providing a bar and separate restaurant. 2 bed private accommodation.

## TRADE

The pub is well-suited to serving locals, walkers and also attracting destination food trade from further afield.

## ACCOMMODATION

### Ground Floor

Central entrance provides access to the MAIN BAR with bar servery, this room links to a separate restaurant with wood burning stove. The bar provides circa 15 covers and the restaurant a further 14.

TOILETS:Ladies: WC & wash hand basin

Gents: 2 pods, WC & wash hand basin

TRADE KITCHEN

### Basement

BEER STORE

### First Floor

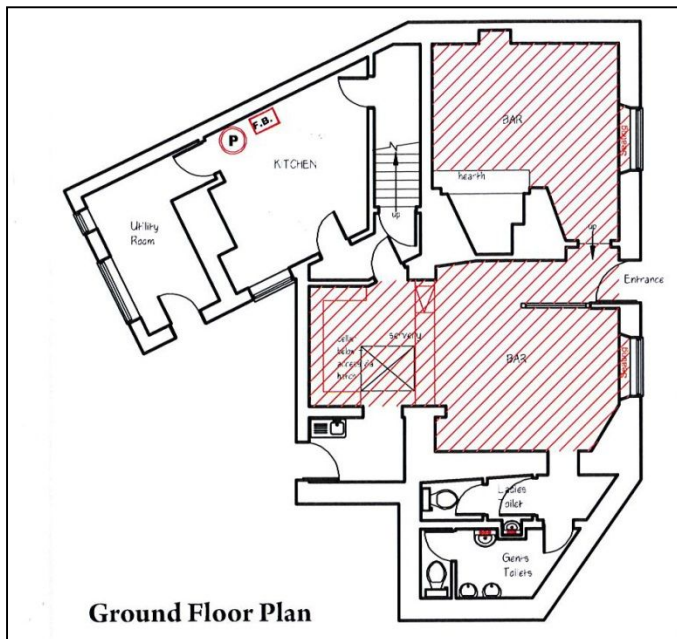
2 BEDROOMS, LIVING ROOM and BATHROOM

### External

CAR PARK.

GARDENS on 2 levels.

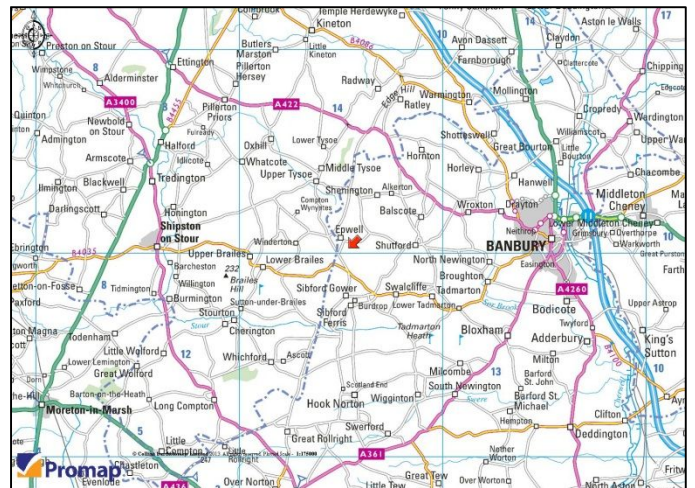
## FLOOR PLAN



## TENURE

Freehold

## LOCATION PLAN



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## 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 – 11.00pm

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 £3,350. The domestic accommodation is within Band A for Council Tax purposes.

## SERVICES

To be advised.

## NOTE

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

## 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.

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT

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## Energy Performance Certificate

Non-Domestic Building



Chandlers Arms  
Sibford Road  
Epwell  
BANBURY  
OX15 6LH

Certificate Reference Number:  
0560-3072-0118-0000-7705

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84

This is how energy efficient the building is.

## Technical information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 161  
Building complexity (NOS level): 3

## Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

67 If typical of the existing stock

## FINANCE &amp; 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 &amp; 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.

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

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