

Reference: C7797L

## **PUBLIC HOUSE & RESTAURANT With B&B**

**“The Lampet Arms”  
Main Street, Tadmarton**



**Freehold £560,000 plus SAV Offers invited**

- ❖ An idyllic rural village setting
- ❖ Substantial semi detached character premises
- ❖ Spacious and well fitted bar and dining facilities
- ❖ Four lovely 3-star rated en-suite guest rooms
- ❖ Good consistent levels of turnover and profitability on restricted hours
- ❖ Widespread local reputation and regular customer base
- ❖ Lots of year round passing trade benefits
- ❖ Huge development potential
- ❖ Valuable inventory of fixtures and fittings included
- ❖ Comes with adaptable three-bedroomed family accommodation
- ❖ Wonderful lifestyle opportunity
- ❖ Super 'bolt-on' opportunity for major licensed operator
- ❖ Outstanding freehold price for quick genuine sale
- ❖ Early viewing essential

### **The Business**

This is an old established hostelry which enjoys all the considerable commercial and private advantages of a fantastic trading position on the busy central main street of the very select village of Tadmarton with its ancient parish church and famous nearby waterfowl sanctuary on the delightful rural outskirts of the historic Oxfordshire market town of Banbury.

Operating from substantial semi detached premises of enormous period charm and character, which have been sympathetically converted and modernised over the years whilst retaining a wealth of interesting original features, the business has become an important focal point of the community in the course of very many years' successful trading by providing all the spacious and well fitted traditional free house licensed bar and games facilities associated with an establishment of this kind, and is home to a number of local indoor sports teams.

"*The Lampet Arms*" is also widely renowned both for its range of fine cask-conditioned real ales, and for its full and varied menu of classic home cooked pub meals, snacks and Sunday lunches prepared freshly to order in its extensively equipped catering kitchen and served in the very pleasant surroundings of a tastefully furnished dedicated dining area which may accommodate up to twenty covers in style and comfort, with additional general bar covers also available.

The property also provides an excellent standard of AA 3-Star rated bed and breakfast accommodation in four lovely en-suite guest rooms housed in a beautifully converted detached two-storey former coach house, and would naturally furnish any enthusiastic purchaser with vast scope for continued growth not least with regard to the possible introduction of entertainment trade, possibly employing some or all of the substantial private accommodation for additional letting purposes, and to operating hugely extended hours in order to fully exploit year-round local demand.

The business would also benefit greatly by adopting a more vigorous marketing policy of its excellent existing facilities and services, particularly through its dedicated website, in order to improve upon the already very respectable levels of turnover and profitability it is achieving in the hands of the two current sole proprietors.

Alternatively, this versatile proposition would most certainly appeal to some major local, regional or indeed national operator in the licensed industry looking to significantly increase its existing share of the market by the acquisition of a substantial and superbly located additional independent free-of-tie establishment with a valuable local name and an established customer base, and we would unreservedly recommend a viewing.

### **Financial Information**

#### *Public House and Restaurant*

*Current turnover in excess of £76,000 per annum (split approximately 75% wet sales 25% food) based on a barrelage consumption of approximately 100 x 36s per annum with huge scope to increase.  
GP circa 57.17%.*

#### *Bed & Breakfast*

*Current turnover in excess of £15,000 per annum.*

### **Tenure**

Freehold.

### **Business Rates & Council Tax**

We are advised that the property currently enjoys 100% rural Business Rates relief and the Council Tax is £1,270 per annum.

### **Trading Hours**

*Monday – Friday 4pm to 12midnight; Saturday 12noon to 12midnight; Sunday 12noon to 6pm.*

### **Property Description**

This is a substantial and well maintained **TWO-STOREY FREEHOLD SEMI-DETACHED PROPERTY** of **enormous olde worlde charm and character** which occupies a **fantastic trading position** in the **picture postcard rural village of Tadmarton**, and with excellent access by means of the **B4035** both to the **national motorway network (M40 junction 11)** and to all the many amenities and attractions of the **nearby historic Oxfordshire market town of Banbury** , the **BUSINESS AND PRIVATE ACCOMMODATION** of which is arranged as follows:-

### **Ground Floor**



Fitted and presented to high trade specifications throughout, the **BUSINESS ACCOMMODATION** on the ground floor briefly comprises an **inviting public vestibule entrance** into the main, spacious and well appointed **open-planned public lounge bar** with juke box, 2 x wall mounted TV screens, 2 x original open working fireplaces and good mix of loose and fixed furnishings, which may accommodate **approximately thirty covers for general dining purposes** and houses a prominent, fully fitted and equipped **timber panelled free-of-tie licensed servery** with full range of optics, draught pumps, chilled bottle display cabinets and electronic till point etc., in addition to a fully equipped **open-planned games room area with pool table and dartboard** etc.

The main public lounge bar also includes an attractively furnished **dedicated twenty cover dining area** with easy access through to a fully fitted and extensively equipped **commercial kitchen** with extraction system housing ample stainless-steel work surfaces, storage units, a fully equipped **preparation/washing up kitchen area** and full range of modern catering appliances including various microwave, refrigerator and freezer storage units etc., together with a separate, fully equipped adjoining **utility/laundry room** and a good-sized **general dry goods store**.

Further **ANCILLARY BUSINESS ACCOMMODATION** to the ground floor consists of all the usual **separate male and female washroom/WC facilities** for customers and **separate doorway access** to the public beer garden and car parking areas.

### **First Floor**

To the first floor the property currently provides a high standard of attractively presented and appointed **PRIVATE OWNERS' ACCOMMODATION** which consists of a **spacious open-planned lounge/dining room** with separate, fully furnished and equipped **private business office/study** and a modern, fully fitted **family bathroom/WC**, together with **1 x master bedroom with private en-suite shower room** and **2 x standard double bedrooms**.

### **Basement**

To this lower level the property houses a fully fitted and equipped **trade beer cellar/bottle store** with **refrigerated barrel store room, barrel drop, separate cask ale cellar and secure spirits store**.

The property also enjoys the benefit of **oil-fired central heating** in addition to the added security benefit of a **full alarm system**.

### **Externally**

Occupying a stunning trading position on a very select rural village centre main street, to the exterior the premises are well signed and attractively presented and are situated in **generous surrounding grounds** which include well maintained and furnished **decked patio and public beer gardens/smoking areas**, together with a **large private patrons' car park** capable of accommodating **approximately fifteen vehicles**.

The property also features a substantial **OUTBUILDING** consisting of a **lovingly restored detached two storey former coach house** providing an exceptional standard of **AA THREE-STAR-RATED BED AND BREAKFAST GUEST ACCOMMODATION** which, to the **GROUND FLOOR**, consists of **1 x triple room with fully fitted private en-suite bathroom/WC** and **1 x twin bedded room with fully fitted private en-suite bathroom/WC** and, to the **FIRST FLOOR**, consists of **1 x family-sized room with fully fitted private en-suite shower room/WC** and **1 x double room with fully fitted private en-suite bathroom/WC**.



All the guest rooms additionally boast **remote control colour TV, direct dial telephone and the usual complimentary hospitality facilities**.

\*\*For further information why not visit the business' website at [www.lampetarms.com](http://www.lampetarms.com).

### **Fixtures & Fittings**

The business is well fitted throughout and a valuable inventory of catering and ancillary trade equipment is to be included in the sale price.

### **Viewing and Confidentiality**

All arrangements to view are strictly by an appointment through the Offices of R.T.A. and no approaches whatsoever should be made to the owner or the business. For an appointment to view please telephone 0161 432 8181.