



## Lampet Arms

Upper Tadmarton, Banbury, Oxfordshire. OX15 5TB

- Oxfordshire Village Freehouse
- Character open plan Trading Area (70)
- Catering Kitchen
- 4 Bedroom Owners Accommodation
- Coach House with 4 quality en suite Letting Bedrooms
- Trade Gardens and Car Parking

Freehold | £425,000



## LOCATION

The village Tadmarton stands a few miles from the eastern edge of the Cotswolds some four miles west of the market town of Banbury which stands alongside the M40 motorway. The village is a very select and sought after residential area, popular with those not just living in Banbury, but with the Midlands and London conurbations.

The Lampet Arms is prominently located in the heart of the village and is an attractive Georgian building which stands opposite the Parish Church. It has a wealth of charm and character with an open plan main bar area, surprisingly large owner accommodation at first floor (part of which has in the past been utilised as bed & breakfast accommodation), and a separate converted Barn/Coach House which houses four quality en suite letting bedrooms. There are gardens and car parking, and the property is briefly described as follows:-

## TRADE AREAS

### GROUND FLOOR

Open plan TRADING AREA arranged around an L shaped CENTRAL BAR SERVERY with panelled front and display back fitting. This room would at one time have been two smaller rooms, but has been opened into a large trading area capable of seating 70 customers. Part tongue and grooved panelled walls and a feature fireplace at both ends. Good sized CATERING KITCHEN having Altro non slip flooring and a good selection of stainless steel catering effects and work surfaces. Walk-in PANTRY adjacent. LAUNDRY ROOM. LADIES & GENTLEMENS TOILETS.

## OWNERS ACCOMMODATION

BEDROOM 1 (double), BEDROOM 2 (double). These two rooms are sometimes utilised for bed & breakfast purposes. BATHROOM having wash basin, WC and bath.

BEDROOM 3 (single) currently utilised as an office. BEDROOM 4 (double) having en suite SHOWER ROOM. Large domestic LOUNGE.

## LETTING ACCOMMODATION

### COACH HOUSE

An attractive stone built building with pitched tiled roof standing to the rear of the property between the garden and car park.

### Ground Floor

Very well appointed LETTING BEDROOM 1 (family) with double and single beds, full bedroom suite, TV and coffee making facilities. En suite BATHROOM with wash basin, WC and bath with shower over.

LETTING BEDROOM 2 (family) with double and single bed, boarded floor, bedroom suite, coffee making facilities and TV. En suite BATHROOM with wash basin, bath and WC. Linen Store/Boiler Room.

### First Floor

LETTING BEDROOM 3 (family) with double and single beds, part beamed ceiling and carpeted floor. Full bedroom suite, coffee making facilities and TV . En suite SHOWER ROOM with wash basin, WC and shower. LETTING BEDROOM 4 (family) with full bedroom suite, carpeted floor, part exposed stone walls, TV and coffee making facilities. En suite BATHROOM with wash basin, WC and bath with shower over.

## EXTERNAL

The Lampet Arms stands in a good sized plot having decked and covered TRADE PATIO. Further PATIO AREA between the pub and the Coach House. Gravelled CAR PARK with space for 12 vehicles.

## TENURE & PRICE

**FREEHOLD £425,000** to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 11.00 am and 11.30 pm Sunday to Thursday and between 11.00 am and 12.00 Midnight on Fridays and Saturdays.

## SERVICES

Mains water, electricity and drainage  
Oil fired central heating  
Bottled gas for cooking





**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

◀ 93 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

EPC Reference: N/A

**BUSINESS MORTGAGES – 01834 849795**

We can help with arranging funding for your purchase of this or any other business.

**INNPLAN INSURANCE – 01432 378696**

Immediate and competitive cover for your property, business and contents

**UTILITY HELPLINE – 01432 378690**

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01981 250 333

Email:

Midlands@sidneyphillips.co.uk

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

