



GOLDEN BALL, OXFORD

OXFORD, OX4 4LQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Littlemore is a well-populated suburb on the edge of Oxford around 2 miles from the city centre. The area benefits from excellent transport links into the city and has good access to the A34 which links the M40 with the M4. The Golden Ball is perfectly located with little competition and is in great condition, both internally and externally, having just had a complete refurbishment where the second previously unused bar now has a relaxed, cosy “snug” feel for a quieter drink. New handpulls were installed in this bar so the pub can now sell both national and local cask ales.

Pub Layout

The main bar is well set up for mid-week teams and weekend groups wanting to play both darts and pool and with large TV screens is the ideal place to watch sport. The pub host regular live and recorded music events with a great atmosphere to let your hair down. The newly refurbished Lounge bar will be a great space to sit and enjoy a quieter pint or glass of wine with friends or family. Externally the trade garden is fully fenced so ideal for families and perfectly lends itself to family-led activities, fun days, BBQs, and beer festivals. As with most pubs in Oxfordshire there is an aunt sally throw which is well supported over the summer evenings.

TRADING STYLE

Our current Licensee has reinvigorated this pub back to being a real heart of the local community, this pub offers experienced or first-time licensees to become real local heroes to a great bunch of loyal locals.

ACCOMODATION

Private Accommodation

The private accommodation consists of secure office space and a self-contained flat with two large rooms, kitchen and two bathrooms.

FINANCIAL

Annual Rent: £19,500

Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater

Working Capital: £5,000

Stock: £3,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

The key to driving this pub forwards will be the licensee growing the loyal customer base requires tapping into local community groups and offering weekly and monthly regular activity and reasons to visit. The Golden Ball is an easily operated business with great potential to grow since a full decoration was completed recently. This is a turn-key pub already trading very well, there is added opportunity to grow the business even further by introducing a food offer, there is an underused kitchen in situ.



Sports Driven



Live Music



Kitchen



Sports Teams



Beer Garden