admiral
TAVERNS



PLOUGH, WITNEY

OXFORDSHIRE, OX28 6HL

- Oldest pub in Witney
- Large separate function room
- Established food offering

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Plough is a traditional stone terraced Cotswold pub situated in the highly desirable Oxfordshire town of Witney. Witney boasts all the benefits of sitting on the River Windrush on the southern edge of the Cotswolds, some 12 miles West of Oxford. Witney is a thriving market town with around 27,000 residents in over 10,000 households making it the largest town in West Oxfordshire, with a unique blend of history, culture and shopping it's a great destination for visitors and a wonderful place to live. The pub itself is located minutes from the high street which is home to trendy cafés, restaurants and bars along with a variety of boutique shops. The famous Blenheim Palace is less than 10 miles away in the nearby market town of Woodstock.

Pub Layout

The Plough is Witney's oldest pub, full of charm and character. Behind its modest frontage lies a surprisingly spacious interior, featuring a cosy traditional bar with a central open fire and a mix of fixed and loose seating. Toward the rear, you'll find a fully equipped kitchen, customer toilets, and access to a beautifully landscaped riverside garden with decking, quality furniture, and an outdoor bar—perfect for summer trade. The pub also includes a characterful function room with stone walls, low beams, and space for up to 50 guests, making it ideal for private events.

TRADING STYLE

The pub offers a premium experience, serving a quality selection of premium beers and well-kept cask ales. It has an established food trade with potential to expand and increase covers. A key highlight is the riverside garden, which becomes a standout feature during the summer months, attracting strong seasonal trade. Additionally, the upper-level function room provides a flexible space for small private events and meetings, adding to the venue's overall appeal and versatility.

ACCOMODATION

Private Accommodation

The private accommodation consists of three good sized bedrooms, lounge, kitchen and bathroom. There is also a further room which can be used as an office or store room.

FINANCIAL

Annual Rent: £33,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding

BDM VISION

Admiral Taverns are seeking an experienced licensee or enthusiastic couple with a proven ability to deliver a high-quality food offer. The ideal candidate will have a passion for great food and beer, a commitment to outstanding hospitality, and the drive to create a welcoming atmosphere. Strong marketing skills and an awareness of current industry trends will be key to maximising the pub's potential and engaging the local community.