



PLOUGH, APPLETON

OXFORDSHIRE, OX13 5JR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Plough is in the affluent Oxfordshire village of Appleton (population c1000), and is now the only pub left in the village. It's only 4 miles from the large expanding town of Abingdon and is near Oxford City. It's a two-bar operation and dates to the 16th century so has all the period features you would expect and was originally built to serve the farming community. It is in good order internally with a decent kitchen to service the food offer. There is a large garden to the rear with another outside drinking area with seating to the left-hand side of the pub. The pub also has enough parking for about 12 cars.

Pub Layout

The entrance to the pub is from the rear, as you enter there is a "snug" bar with fixed seating and adds a presents a cosy atmosphere. Next to this is the main bar area where there is window seating and tables and features an original fireplace. As you go further through the pub there is another space that can accommodate a few tables and then leads into the second bar area at the front of the pub. These two spaces would be ideal for the restaurant side of the business.

Externally there is a large garden, outside toilets and a smaller garden area to the side of the pub. There are investment plans to build a covered walkway to both sets of toilets and enhance the already covered seating area by utilising the outbuilding that will then create a fantastic extended drinking opportunity for all year round.

TRADING STYLE

The pub previously traded as a wet/dry community led pub. There is opportunity to re-engage with local village and surrounding area and re-launch this pub, building on the current mid-market offer with a great locally sourced menu, real ales, modern brands and a strong wine and spirits offer.

ACCOMODATION

Private Accommodation

The private accommodation consists of: Three double bedrooms, a bathroom with toilet & shower, and a large lounge.

There is no domestic kitchen but there is a fully fitted commercial kitchen downstairs that can be utilised.

FINANCIAL

Annual Rent: £24,500 (Start up rent of £100 per week (net) available)

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

Working Capital: £5,000

Stock: £5,000

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.



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Kitchen



Car Park



Beer Garden

BDM VISION

Admiral Taverns are looking to recruit someone with the vision to embrace this great opportunity to re-engage with local village and surrounding area and re-launch this pub in the local market place. Any new operator will need to be experienced and have a food background to match the demographics. There are several high-end food sites in close proximity, but I see The Plough being able to compete in the mid-market with a great locally sourced menu, real ales, modern brands with a strong wine and spirits offer. Our plan is to re-establish the pub at the heart of the community. You will need a strong marketing and re-launch package to promote the planned transformational external focussed capex scheme.



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Car Park



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