admiral
TAVERNS



SIX BELLS, KIDLINGTON

KIDLINGTON, OX5 2EF

- Traditional village pub with heritage charm
- Spacious beer garden with seating and potential for outdoor events
- Fully equipped commercial kitchen

YOUR INVESTMENT:
£11,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Located in the thriving village of Kidlington, Oxfordshire, The Six Bells sits in a prime and picturesque location. As one of the most established pubs in the area, it enjoys a loyal local following and steady visitor footfall thanks to its close proximity to Oxford, Blenheim Palace, and the Cotswolds. With excellent transport links including the A34, M40, and Oxford Parkway station, it remains easily accessible for both locals and tourists alike. With very few comparable venues in the immediate area, The Six Bells presents a rare opportunity to take on a characterful, community-focused pub in a highly sought-after location.

Pub Layout

Full of charm and traditional appeal, The Six Bells is a Grade II listed building that blends seamlessly with the surrounding village. Guests are welcomed through the main entrance into a cosy and inviting interior, complete with exposed beams, an open fireplace, and a centrally located bar. The open-plan trading area features a mix of intimate seating spaces, ideal for everything from casual drinks to small group dining. The layout allows for smooth operation with manageable staffing. To the rear, a large beer garden provides additional space for guests to enjoy during the warmer months, perfect for hosting community events, family gatherings, and seasonal activities. The pub also includes a catering kitchen, offering the opportunity to introduce or expand a simple food offer tailored to the local market.

TRADING STYLE

The Six Bells is a welcoming village pub known for its traditional charm, exposed beams, and open fire. It currently runs as a wet-led business with loyal local support and features a spacious open-plan layout, a central bar, and a popular rear beer garden. While the kitchen is fully equipped, food trade is minimal offering a great opportunity to introduce a locally inspired menu. With steady trade and strong community ties, The Six Bells offers great potential for growth for a licensee to build on its already solid foundations.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, bathroom and an office.

FINANCIAL

Annual Rent: £27,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
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 Six Bells presents an excellent opportunity for an experienced licensee or a passionate newcomer looking to revitalise a much-loved community pub. With potential to introduce a fresh food offering, attract visitors from nearby Oxford, and build strong local connections, this characterful pub is perfectly positioned for a new chapter of growth and success.

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