

FREEHOLD FOR SALE - GUIDE PRICE £425,000

# CHANDOS ARMS, 8 THE TURNPIKE, OAKLEY, HP18 9QB



## Key Highlights

- Freehold public house with vacant possession
- Site extends to 0.12 hectares (0.31 acres)
- Beer garden and car park to front
- Character property in village
- Grade II Listed

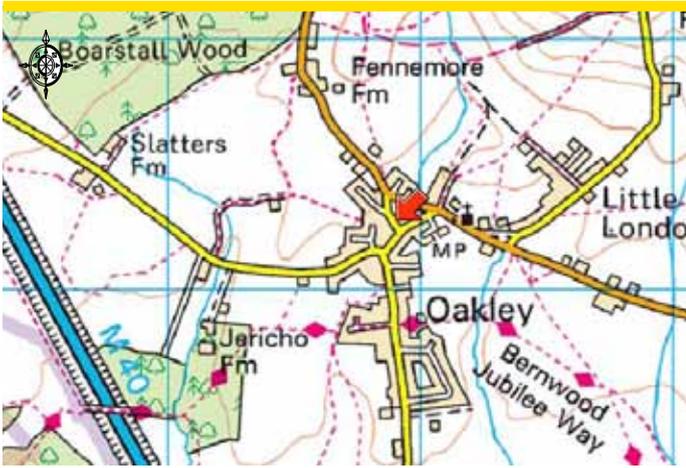


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## Location

The property is located in the village of Oakley, Oxfordshire, 13.4 kilometres (8.3 miles) south east of Bicester, 16.3 kilometres (10.1 miles) north east of Oxford and 21.9 kilometres (13.6 miles) west of Aylesbury.

The Chandos Arms is situated to the north of the village of Oakley on Turnpike Road a short distance from the A41 which provides access to junction 9 of the M40. The property lies in a rural village on a residential road with local facilities including Oakley St Mary's Church, Oakley Village Hall and Oakley Garage for vehicle repairs.

## DESCRIPTION

The property comprises a predominantly two storey detached building with single storey extensions to the side elevations. The Chandos Arms has exposed brick and stone elevations beneath a pitched tiled and thatch roof.

Externally there is a beer garden to the front elevation with seating on wooden benches for 50 customers.

The car park to the front elevation provides parking for 15 vehicles.

## ACCOMMODATION

Internally the trading area is situated at ground floor level, with the main bar providing seating on a mix of loose tables, chairs and bar stools for 22 customers. To the left of the main building is a barn restaurant with seating for 26 customers. Ladies and gentlemen's toilets, trade kitchen and beer cellar are positioned on the ground floor.

The first floor is accessed to the left of the bar servery and comprises two double rooms, living room and bathroom.

The site extends to approximately 0.12 hectares (0.31 acres).

## TENURE

Freehold.

## GUIDE PRICE

Unconditional offers are invited in the order of £425,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## RATING

The subject property is listed in the 2017 Rating List with a Rateable Value of £13,700.

## PLANNING

The property is Grade II Listed but is not situated within a conservation area.

## Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Saturday - 10:00 - 00:00
- Sunday - 12:00 - 23:00

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## THE BUSINESS

The pub is currently open and trading but can be provided with vacant possession on completion.

## ENERGY PERFORMANCE

An E-110 EPC rating has been calculated.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills

## Contact

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