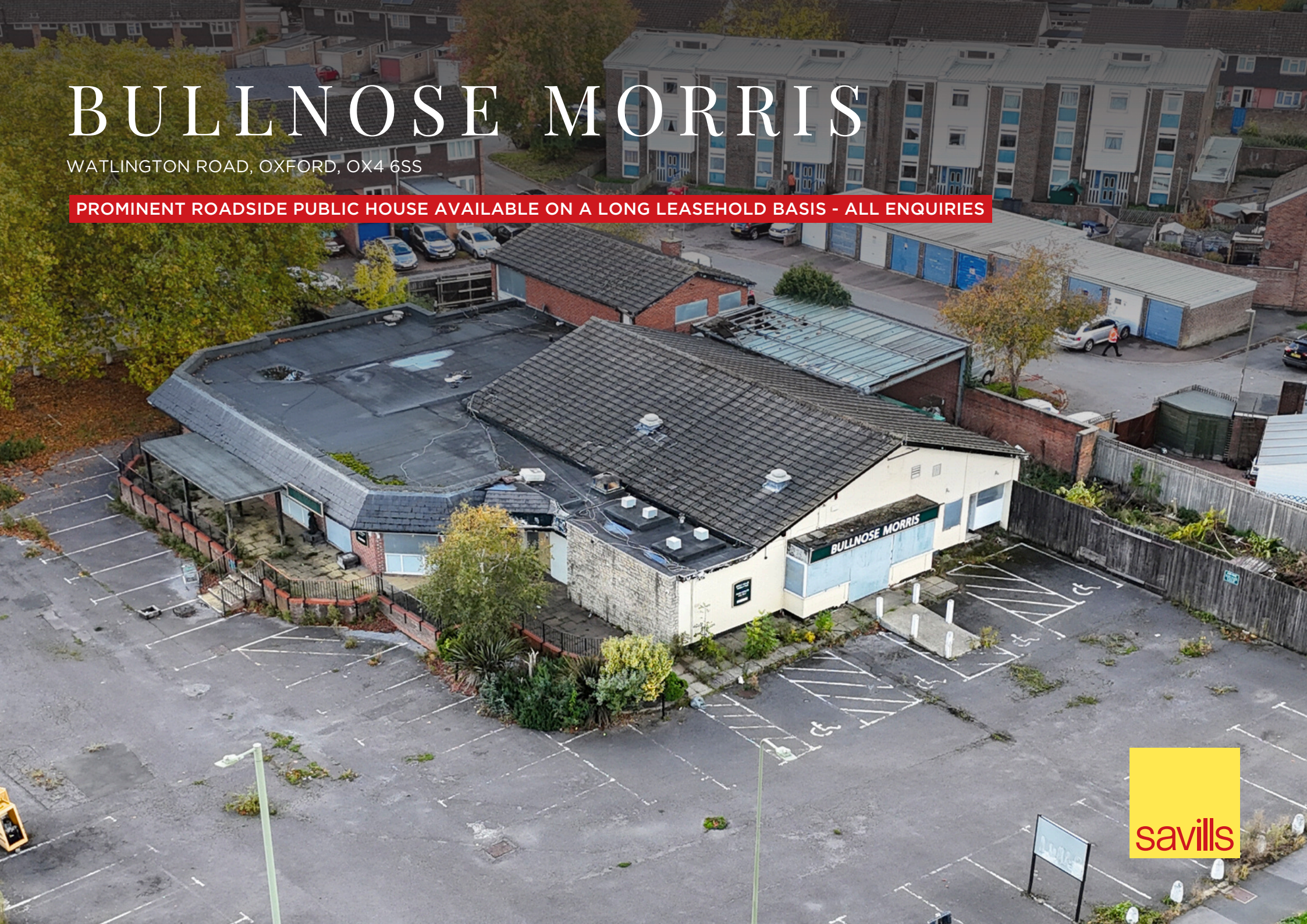


BULLNOSE MORRIS

WATLINGTON ROAD, OXFORD, OX4 6SS

PROMINENT ROADSIDE PUBLIC HOUSE AVAILABLE ON A LONG LEASEHOLD BASIS - ALL ENQUIRIES





HIGHLIGHTS INCLUDE:

- Long Leasehold Public House For Sale
- Unexpired term of 39 years
- Ground rent of £3,900 per annum
- Large roadside plot of 0.74 of an acre
- Outside trade patio
- Approximately 55 car parking spaces
- The pub is listed as an Asset of Community Value
- User provision in the head lease restricts the use to public house only
- Premium offers invited

LOCATION

The property is located in Blackbird Leys 3.5 miles (5.6 kilometres) southeast of Oxford City Centre. The property is situated at the intersection between Cuddesdon Way and Watlington Road (B480) which has approximately 16,000 daily vehicular movements.

The surrounding area comprises a mix of residential and commercial with nearby operators including Lidl, Halfords and Enterprise Car Rental.

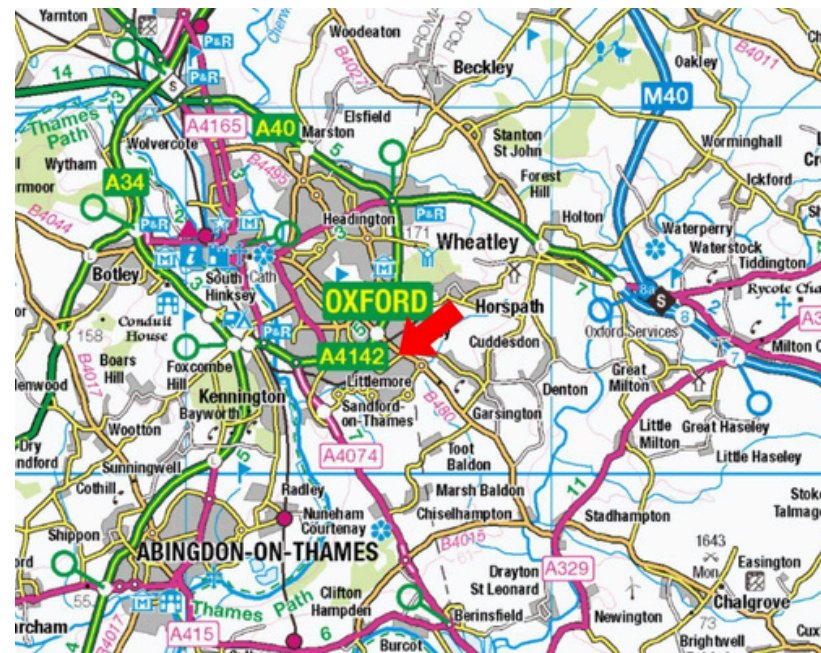
DESCRIPTION

The Bullnose Morris is a detached predominantly single storey property with a two storey extension to the rear. The property holds a large plot size of 0.737 acres and has approximately 55 car parking spaces.

TENURE

The property is held by way of a 99-year lease with effect from March 1966 (39 years unexpired) at a current ground rent of £3,900 per annum. The Landlord is Oxford City Council.

LINKS



ACCOMMODATION

Ground Floor The ground floor comprises an open plan trading area with central bar servery. Ancillary area includes a cellar, trade kitchen, customer WC's, office and staff accommodation which comprises a dining room, kitchen, lounge, toilet and bathroom.

First Floor The first floor at the rear comprises three double bedrooms and a bathroom.

Externally Externally the property benefits from a front trade area and a car park to the side and rear for approximately 55 vehicles.

PLANNING

The property is administrated by Oxford City Council. We understand the property currently benefits from Sui Generis use and is not a listed building or situated within a Conservation Area however, the property is listed as an Asset of Community Value.

PREMISES LICENCE

The premises licence has previously been surrendered.

TERMS

Premium offers are invited for our clients long leasehold interest

VAT

VAT will be applicable on the sale.

EPC

C-68



FIXTURES & FITTINGS

The fixtures and fittings have been removed from the property. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

The property is currently closed and all viewings must be arranged through the sole selling agents Savills.

CONTACT

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