

**FREEHOLD PUB
FOR SALE**

- Character freehold pub
- Situated in affluent Oxfordshire village
- Let on FRI lease or vacant possession sale
- Rent of £45,000 per annum exclusive
- OIRO £650,000

D **DRAKE**
& COMPANY

The George, 5 Sandford Road, Littlemore, OXFORD, OX4 4PU

LOCATION

Littlemore is a village in Oxfordshire with a population of approximately 3,000. Designated as a conservation area, Littlemore is located approximately 3 miles south east of Oxford City Centre, 2 miles from Oxford United FC and 1 mile from The Oxford Science Park.

The George is situated in the heart of the village and occupies a prominent position on the Sandford Road.

PROPERTY

A semi-detached character public house providing the following:

Ground Floor	Two bar areas (one split level) providing 80 covers, kitchen, WC's and storage
First Floor	Lounge, three bedrooms and bathroom
Basement	Cellar
External	Trade garden & five car parking spaces to the rear.

From digital mapping we estimate that the property provides the following approximate areas:

Total Site Area	0.13 acre	526 sq m
Gross Built Area (Ground)	2,336 sq ft	217 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'C67'.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £23,000. Interested parties are advised to verify this figure with Oxford City Council on 01865 249811.

LEASE

The entire property is due to be let to the current operator for a term of 25 years on full repairing and insuring terms at a rent of £45,000 per annum, subject to 5 yearly upward only rent reviews.

TERMS

We are instructed to seek offers in the region of £650,000 (six hundred and fifty thousand pounds). We understand that VAT will not apply.

Our client is willing to sell the property subject to the existing lease or, alternatively, with vacant possession. Further information on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF

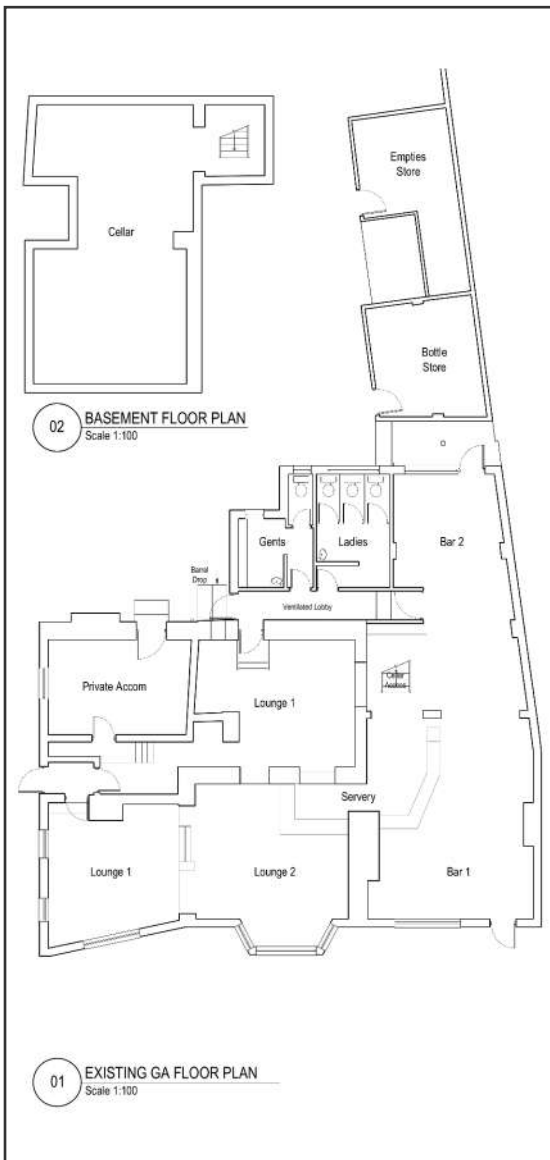
Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



PLAN

Not to scale for indicative purposes only.

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