

- Pub on 0.14 acre site
- Delightful village location
- Character thatched Grade II Listed pub
- OFFERS INVITED

**PUB FOR SALE**



The Red Lion  
Church Street  
Stratton Audley  
BICESTER  
OX27 9AG

**D**RAKE  
& COMPANY



## LOCATION

The historic pretty village of Stratton Audley has a resident population of 434 and is situated 2½ miles north east of Bicester. The Red Lion is located in the centre of the village.

## PROPERTY

A character part-thatched pub with a bar, private dining, function room, kitchen and beer cellar at ground floor, private accommodation above and an outside trading area to the rear, providing the following:

**Ground Floor** Main bar (40 covers), dining room (10 covers), function room, trade kitchen, beer cellar and WC's

**First Floor** 4 rooms and bathroom

**External** Attractive walled garden at the rear of the pub.

From our inspection, and digital mapping, the property provides the following areas:

<b>Ground Floor Trading</b>	1,380 sq ft	128 sq m
<b>Ground Floor Ancillary</b>	551 sq ft	51 sq m
<b>First Floor</b>	959 sq ft	89 sq m
<b>Total Floor Area</b>	2,890 sq ft	268 sq m
<b>Total Site Area</b>	0.14 acres	566 sq m
<b>Gross Built Area (Ground)</b>	2,963 sq ft	275 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.

## RATING ASSESSMENT

2023 Rateable Value – £5,000. Interested parties are advised to verify this figure with Cherwell District Council on 01295 227001.



## LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment. The permitted opening hours are as follows:

Monday to Thursday 11:00 - 00:30

Friday to Saturday 11:00 - 01:00

Sunday 11:00 - 00:00.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request. The property is rated 'C57'.







## LEGAL COSTS

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

## TERMS

We are instructed to invite **unconditional offers** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. All F&F owned by the Vendor at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided. Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

## VIEWING

For further information or to arrange a viewing, please contact sole agents. [Click here for virtual viewing.](#)

Warren Drake - 020 7495 7500  
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### 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.